# Stanislaus County

# GENERAL PLAN

Stanislaus County

Striving to be the Best



Adopted October 1994

[Amended thru Dec. 16, 2003]

# TEXT REVISIONS TO THE STANISLAUS COUNTY GENERAL PLAN

| General Plan Amendment No. or Title | Board of Supervisors Resolution No. | Date Adopted | Revisions |
|---|---|---|---|
| 95-02 | 95-1193 | December 19, 1995 | Text amendments to update target dates and reflect progress in implementation. |
| 96-04 | 97-747 | September 23, 1997 | Update to the Housing Element. |
| Denair Community Plan Update | 98-997 | December 15, 1998 | Update to the Denair Community Plan. |
| 99-08 | 1999-815 | October 12, 1999 | Clarification of existing General Plan text regarding Planned Development zoning within Agriculture designation. |
| Keyes Community Plan Update | 2000-312 | April 18, 2000 | Update to the Keyes Community Plan. |
| Salida Community Plan Update | 2000-711 | August 29, 2000 | Update to the Salida Community Plan. |
| 2003-02 | 2003-358 | April 15, 2003 | Text amendments to modify Policy Twenty One of the Land Use Element relating to implementation of park development requirements. |
| 2003-05 | 2003-1224 | December 16, 2003 | Update to the Housing Element. |
| Salida Community Plan Set Aside and Void | 2004-874 | November 9, 2004 | Set aside and voided the Salida Community Plan adopted in August 29, 2000. |
| 2004-03 | 2006-300 | April 18, 2006 | Update of the Circulation and Noise Elements. |
| Salida Now Initiative | 2007-627 | August 7, 2007 | Update of Salida Community Plan and other sections of the Land Use Element |
| 2007-01 | 2007-1015 | December 18, 2007 | Update to the Agricultural Element |

The north area is located both inside and outside the ultimate boundaries of the Community Services District. There are already two properties zoned PD within the area, and several other properties with commercial uses on them. This designation acknowledges those uses, and allows new uses to be established following a case-by-case review.

The remaining area designated Planned Development is within the ultimate Community Services District Boundary. Individual PD requests will be reviewed for possible impacts on the surrounding area. Where possible, the PD will contain development standards to mitigate these impacts. Land designated Planned Development will be zoned A-2 (General Agriculture) until a PD rezone is approved.

## KNIGHT'S FERRY COMMUNITY PLAN

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-1 of the Support Documentation.

## LA GRANGE COMMUNITY PLAN

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

## SALIDA COMMUNITY PLAN

This land use plan reflects both existing land use patterns and gathered information to guide future land use decisions. In formulating this plan, it was apparent that a substantial portion of the community had already developed in a way which has produced few areas of potential land use conflicts. The designations included within this plan are intended to, whenever possible, mitigate those impacts, or prevent them from occurring in the future. This will, hopefully, result in an attractive and efficient pattern of living and working areas. In the event that development is proposed within the redevelopment area of Salida, Appendix 1-3 of the Support Documentation should be consulted for development standards.

## WESTLEY COMMUNITY PLAN

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.

# SALIDA

COMMUNITY PLAN


LEGEND:

- AGRICULTURE
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL (WITHIN PROJECT BOUNDARY)
- MED. HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- MED. DENSITY RESIDENTIAL
- PLANNED DEVELOPMENT
- PLANNED INDUSTRIAL
- SCHOOL SITES
- HC HIGHWAY COMMERCIAL

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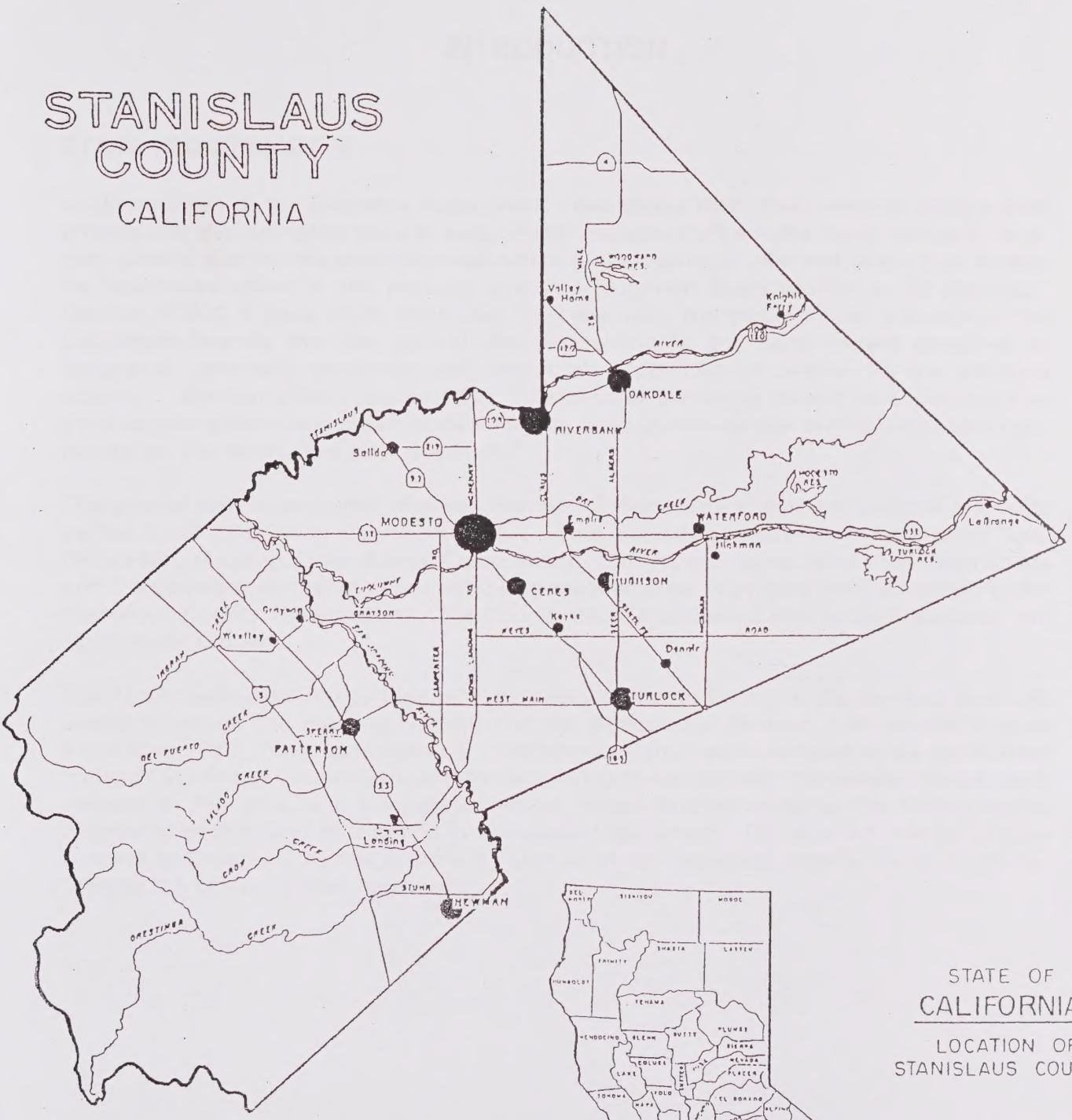
# STANISLAUS COUNTY
## CALIFORNIA





STATE OF
CALIFORNIA
LOCATION OF
STANISLAUS COUNTY

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# INTRODUCTION

## STATE REQUIREMENTS

Section 65300 of the California Government Code states that "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Section 65300.5 goes on to state that "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Section 65302 requires that "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The general plan is to consist of seven mandatory elements and as many optional elements as the local jurisdiction deems desirable. The mandatory elements include Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Since the Open Space and Conservation Elements have overlapping requirements, they have been combined in the Stanislaus County General Plan. The County has also adopted one optional element, the Agricultural Element.

The 1994 Stanislaus County General Plan is very similar in format to the previous plan. All elements except the Housing Element and the Agricultural Element, both of which were adopted in 1992, have been updated. Background information is found in the publication entitled "Stanislaus County General Plan - Support Documentation." For easy reference, each element of this plan is in a separate chapter whose number matches the corresponding chapter of background information in the support document. For instance, the Circulation Element is Chapter 2 of this document, with all of the reference material being located in Chapter 2A of the support document.

## POPULATION ESTIMATES AND PROJECTIONS

Stanislaus County is one of the fastest growing counties in California. Based on U.S. Census data, the County's population climbed from 265,900 to 370,522 during the 1980's for a total increase of 39%, compared to 26% statewide. Since 1990 the County's population has continued to grow at an average annual rate of 3.5%, reaching a total population of 412,676 in January 1994 (California Department of Finance).

As indicated by Table One, most of Stanislaus County's population increase in the 1980's occurred in the nine incorporated cities rather than the unincorporated area of the County. Whereas the incorporated population increased 59%, the population of unincorporated Stanislaus County increased only 3%. At the same time, the percentage of population living in the incorporated areas increased from 65% in 1980 to 74% in 1990, continuing the shift from rural to urban lifestyles demonstrated in past decades.

The slower growth rate in the unincorporated area of Stanislaus County was due mainly to annexation of unincorporated lands by the cities. LAFCO records show that cities annexed more than 7,500 acres from December 1984 to January 1994. County land use policies and agreements with the cities regarding growth management within established spheres of influence also contributed to the slower growth rate in the unincorporated area.

Most of the cities in the County have recently proposed or are considering significant expansions of their spheres of influence. This, along with the ongoing immigration of people desiring to make their homes in Stanislaus County, will likely result in continued development and increased population growth. The California Department of Finance projects the population will reach 517,600 in 2000 and 670,000 in 2010 (Source: Official Population Projections, Report 93 P-1, April 1993). The Stanislaus Area Association of Governments projects that by the year 2015 the population of Stanislaus County will reach 709,100. (See Table Two.)

Table One

## HISTORICAL POPULATION GROWTH

| Cities | 1960 | 1970 | 1975 | 1980 | 1985 | 1990 | 1994 |
|---|---|---|---|---|---|---|---|
| Ceres | 4,406 | 6,029 | 9,544 | 13,281 | 16,793 | 26,314 | 30,193 |
| Hughson | N/A | N/A | 2,459 | 2,943 | 3,032 | 3,259 | 3,550 |
| Modesto | 36,585 | 61,712 | 84,168 | 106,602 | 126,353 | 164,730 | 180,320 |
| Newman | 2,148 | 2,505 | 2,544 | 2,785 | 3,411 | 4,151 | 5,668 |
| Oakdale | 4,980 | 6,594 | 7,547 | 8,474 | 9,665 | 11,961 | 14,279 |
| Patterson | 2,246 | 3,147 | 4,031 | 3,908 | 4,804 | 8,626 | 9,577 |
| Riverbank | 2,786 | 3,949 | 4,561 | 5,695 | 6,446 | 8,547 | 12,756 |
| Turlock | 9,116 | 13,992 | 18,151 | 26,287 | 32,426 | 42,198 | 48,113 |
| Waterford | N/A | 2,243 | 2,256 | 2,683 | 2,917 | 4,771 | 6,264 |
| *Total Cities* | 62,267 | 100,171 | 135,261 | 172,658 | 205,847 | 274,557 | 310,720 |
| *Total Unincorporated Area* | 95,027 | 94,335 | 89,448 | 93,242 | 93,460 | 95,965 | 101,956 |
| TOTAL COUNTY | 157,294 | 194,506 | 224,709 | 265,900 | 299,307 | 370,522 | 412,676 |

Source: U.S. Bureau of the Census, California Department of Finance.

Table Two

## POPULATION PROJECTIONS

| CITIES | 2005 | 2015 |
|---|---|---|
| Ceres | 51,200 | 73,200 |
| Hughson | 5,000 | 8,000 |
| Modesto | 249,400 | 320,000 |
| Newman | 12,000 | 17,000 |
| Oakdale | 19,100 | 24,500 |
| Patterson | 18,000 | 21,000 |
| Riverbank | 15,000 | 32,700 |
| Turlock | 72,200 | 95,900 |
| Waterford | 7,500 | 12,000 |
| Unincorporated area | 100,000 | 104,800 |
| Total | 549,400 | 709,100 |

Source: Stanislaus Area Council of Governments, 1992, based on California Department of Finance projection of 549,400 for Stanislaus County in the year 2005.

## ISSUES

Stanislaus County is an agricultural county in transition. Prior to 1960 most of the County's population lived on farms; today the population of the nine incorporated cities is nearly three times that of the unincorporated area of the County. While its economic base remains predominantly agricultural, the County's economy is diversifying, and unprecedented population growth has increased pressure to convert productive agricultural lands to non-agricultural uses. Despite the increasing pressures of urbanization, however, agricultural output in the County continues to rise, and in 1993 local crops were valued at a record $1.1 billion. To ensure the continued success of the area's leading industry, the County adopted an Agricultural Element, which addresses agricultural land use issues such as farmland conversion, the expansion of city spheres of influence, and conflicts over agricultural operations.

A burgeoning population requires new jobs and housing to support it. Growth in nonagricultural industries such as services and retail trade has begun to stabilize employment levels and is expected to provide most of the new employment opportunities through 1998. Strategies for economic development are identified in the Land Use Element and the Agricultural Element. The County's jobs/housing balance and the issue of housing affordability are addressed in the Housing Element.

Growth also requires expansion of the infrastructure system and public services. Existing streets and roads, water and sewer systems, and solid waste management facilities will not be adequate to service the growth expected over the next twenty years. This is also true of public services such as schools, parks, fire protection, law enforcement, health care, welfare and many other services expected by people as they move into the area. The central issue of financing infrastructure improvements and public services is addressed in the Land Use Element and the Circulation Element.

Air quality, water availability and other issues of resource protection are becoming increasingly significant as the population grows. Under the California Enviromental Quality Act (CEQA), the County is required to give careful attention to the impacts of development on the environment. Local, regional, state and federal agencies are routinely contacted regarding the potential impacts of projects on air, water, wildlife habitats and noise levels. Policies addressing these issues are included in the Land Use, Conservation/Open Space, Agricultural and Noise Elements.

Unprecedented population growth and development pressure have resulted in increased cooperation between the County and other agencies in efforts to find solutions to regional problems. For example, the County has reached agreement with all nine cities related to development in the spheres of influence of the cities and the collection of countywide public facilities fees. In addition, there is increasing coordination with San Joaquin and Merced Counties related to growth issues along the Interstate Five corridor. The County also participates in the San Joaquin Valley Unified Air Pollution Control District, a regional agency formed in 1991 to regulate air quality in the San Joaquin Valley air basin. These issues are addressed in the Land Use, Circulation, and Conservation/Open Space Elements.

Finally, a basic function of County government is to ensure public safety. The Safety Element outlines policies intended to protect the people of Stanislaus County from floods, earthquakes, and other hazards that potentially threaten their safety.

## GOALS

### LAND USE ELEMENT

ONE: Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.

TWO: Ensure compatibility between land uses.

THREE: Foster stable economic growth through appropriate land use policies.

FOUR: Ensure that an effective level of public service is provided in unincorporated areas.

FIVE: Complement the general plans of cities within the County.

### CIRCULATION ELEMENT

ONE: Provide a system of streets and roads throughout the County which meets land use needs.

TWO: Support a broad range of transportation modes.

### CONSERVATION/OPEN SPACE ELEMENT

ONE: Encourage the protection and preservation of natural and scenic areas throughout the County.

TWO: Conserve water resources and protect water quality in the County.

THREE: Provide for the long-term conservation and use of agricultural lands.

FOUR: Provide for the open-space recreational needs of the residents of the County.

FIVE: Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.

SIX: Improve air quality.

SEVEN: Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.

EIGHT: Preserve areas of national, state, regional and local historical importance.

NINE: Manage extractive natural resources to ensure an adequate supply without degradation of the environment.

TEN: Protect fish and wildlife species of the County.

TEN: Protect fish and wildlife species of the County.

ELEVEN: Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformational facilities such as waste-to-energy plants.

**NOISE ELEMENT**

ONE: Prevent the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources to protect the economic base of the County.

TWO: Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

**SAFETY ELEMENT**

ONE: Prevent loss of life and reduce property damage as a result of natural disasters.

TWO: Minimize the effects of hazardous conditions that might cause loss of life and property.

**HOUSING ELEMENT**

ONE: Encourage the provision of adequate, affordable housing including units for rent and for ownership for residents of all income groups, including very low-, low- and moderate-income households.

TWO: Maximize housing choices and opportunities throughout Stanislaus County.

THREE: Conserve and improve Stanislaus County's existing housing stock.

FOUR: Designate sufficient sites for all types of residential development required to meet projected future housing needs.

FIVE: Minimize governmental constraints to affordable housing in Stanislaus County.

**AGRICULTURAL ELEMENT**

ONE: Strengthen the agricultural sector of our economy.

TWO: Conserve our agricultural lands for agricultural uses.

THREE: Protect the natural resources that sustain our agricultural industry.

Chapter One

# LAND USE ELEMENT

## AUTHORITY

Section 65302a of the California Government Code requires the County to adopt a "land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982." Stanislaus County does not have any land which falls under the latter category.

# GOALS, POLICIES AND IMPLEMENTATION MEASURES

## GOAL ONE

Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.

### POLICY ONE

Land will be designated and zoned for agricultural, residential, commercial, industrial, or historical uses when such designations are consistent with other adopted goals and policies of the general plan.

### IMPLEMENTATION MEASURES

1. In reviewing proposals for amendments to land use designations, the County shall evaluate how the proposal would advance the long-term goals of the County.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The zoning district map of the County shall be reviewed to verify that no conflicts exist between land use designations and zoning districts. A report of this review shall be submitted to the Planning Commission not later than January 4, 1996.
   *Responsible Department: Planning Department*

### POLICY TWO

Land designated Agriculture shall be restricted to uses that are compatible with agricultural practices, including natural resources management, open space, outdoor recreation and enjoyment of scenic beauty.

### IMPLEMENTATION MEASURE

1. Agricultural areas should generally be zoned for 40- to 160-acre minimum parcel sizes. Exceptions include land in a ranchette area so identified because of significant existing parcelization of property, poor soils, location, and other factors which limit the agricultural productivity of the area.
   *Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

POLICY THREE

Land use designations shall be consistent with the criteria established in this element.

IMPLEMENTATION MEASURE

1. Requests for General Plan amendments shall be carefully reviewed for consistency with the criteria established in the **DESIGNATIONS** section of this element for locating these designations. Applications which are inconsistent shall be denied.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY FOUR

Urban development shall be discouraged in areas with growth-limiting factors such as high water table or poor soil percolation, and prohibited in geological fault and hazard areas, flood plains, riparian areas, and airport hazard areas unless measures to mitigate the problems are included as part of the application.

IMPLEMENTATION MEASURES

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
*Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

2. Applications for development in areas with growth-limiting factors such as high water table, poor soil percolation, geological fault areas, flood plains, and airport hazard areas shall include measures to mitigate the problems.
*Responsible Departments: Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

3. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. The County will continue to enforce the height limiting ordinance near airports.
*Responsible Departments: Planning Department, Board of Supervisors*

5. The County shall enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act that limits development in areas identified as having special seismic hazards. See Map 5-1 of the Support Documentation for the location of the zone.
*Responsible Departments: Building Inspection, Planning Department, Public Works, Planning Commission, Board of Supervisors*

POLICY FIVE

Residential densities as defined in the General Plan shall be the maximum based upon environmental constraints, the availability of public services, and acceptable service levels. The densities reflected may not always be achievable and shall not be approved unless there is proper site planning and provision of suitable open space and recreational areas consistent with the supportive goals and policies of the General Plan.

IMPLEMENTATION MEASURE

1. Residential development shall not be approved at the maximum density if: (1) it threatens riparian habitat; (2) growth-limiting factors such as high water table, poor soil percolation, geological fault areas, and airport hazard areas exist; (3) development is in a designated floodway or does not meet the requirements of Chapter 16.40 of the County Code; (4) it does not comply with airport height limiting ordinance restrictions; (5) there is lack of, or inadequate, sanitary sewer or public water service; or (6) environmental impacts, including traffic, cannot be mitigated.
   *Responsible Departments: Planning Department, Environmental Resources, Public Works, Planning Commission, Board of Supervisors*

POLICY SIX

Preserve and encourage upgrading of existing unincorporated urban communities.

IMPLEMENTATION MEASURES

1. The County in association with the Redevelopment Agency will use redevelopment as a tool to upgrade existing urban areas that meet the requirements of the State of California redevelopment law.
   *Responsible Departments: Planning Department, Stanislaus County Redevelopment Agency, Planning Commission, Board of Supervisors*

2. The County will apply for federal and state funds to aid in upgrading existing urban areas.
   *Responsible Department: Redevelopment Agency, Planning Department, Parks and Recreation, County Executive Office, Board of Supervisors*

3. Land within the sphere of influence of a community services district, sanitary district or domestic water district shall be rezoned for development only if the US (Urban Service) combining district is used.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY SEVEN

Riparian habitat along the rivers and natural waterways of Stanislaus County shall to the extent possible be protected.

IMPLEMENTATION MEASURE

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

POLICY EIGHT

The County will continue to provide proper ordinances to ensure that flood insurance can be made available to qualified property owners through state and federal programs.

IMPLEMENTATION MEASURE

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
   ***Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors***

POLICY NINE

The Land Use Element shall be maintained so that it is responsive to change.

IMPLEMENTATION MEASURES

1. The Land Use Element shall be comprehensively updated as found necessary by the Board of Supervisors. Every attempt shall be made to do so at least once every five years.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

2. All of the community plans shall be reviewed and updated as found necessary by the Board of Supervisors. Substantial changes to these plans shall be permitted only in conjunction with a complete community plan update unless the Director of Planning and Community Development finds that (1) the plan has been completely updated within the past three years and the proposed changes can be adequately evaluated based on that updated plan or (2) the proposed change will have no major or demonstrable impact on the surrounding area or on the community in general.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

3. An annual report shall be made to the Board of Supervisors on the status of the General Plan and progress in its implementation as required in Section 65400 (b) of the Government Code.
*Responsible Department: Planning Department*

POLICY TEN

New areas for urban development (as opposed to expansion of existing areas) shall be limited to less productive agricultural areas.

IMPLEMENTATION MEASURES

1. Requests for designation of new urban areas shall be reviewed by the County to determine whether the land is located in a less productive agricultural area based on considerations identified in the Agricultural Element.
*Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

2. Requests for designation of new urban areas shall be accompanied by a plan and implementation methods to provide all appropriate urban services.
*Responsible Departments: Planning Department, Environmental Resources, Fire Safety, Sheriff, Parks, Library, Planning Commission, Board of Supervisors*

3. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the conversion criteria stated in the Agricultural Element.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

## GOAL TWO

Ensure compatibility between land uses.

### POLICY ELEVEN

Development of residential areas shall be adjacent to existing compatible unincorporated urban development or, in the case of remote development, included as part of a specific plan.

### IMPLEMENTATION MEASURE

1. The criteria for location of residential areas as described in the **DESIGNATIONS** section of this element shall be applied to all requests for residential designation.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

### POLICY TWELVE

The expansion of urban boundaries of unincorporated communities shall attempt to minimize conflict between various land uses.

### IMPLEMENTATION MEASURES

1. The County shall ensure that expansion of urban boundaries of unincorporated communities is accomplished in an orderly manner to limit the area of conflict as much as possible. Substantial changes to community plans shall be permitted only as specified under Policy Nine, Implementation Measure 2.
   *Responsible Departments: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors*

2. Before redesignating land designated Agriculture in the General Plan in the process of expanding an existing unincorporated community, the County shall require that the existing community plan be updated or, if a community plan does not already exist, that one be adopted.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

3. In the process of establishing a new, self-contained community, the County shall require that a specific plan be adopted before approving the redesignation of any land designated Agriculture in the General Plan.
   *Responsible Departments: Planning Department, Planning Commission, and Board of Supervisors*

POLICY THIRTEEN

Expansion of urban boundaries of unincorporated communities should be based on infilling and elimination of existing "islands" and should not permit leapfrog development or create new "islands."

IMPLEMENTATION MEASURE

1. The County shall not approve applications (such as General Plan amendments, rezones, or tentative maps) for expansion of urban boundaries of unincorporated communities that would create "islands" or disregard infilling.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY FOURTEEN

Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.
   *Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

2. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria, as stated in the Agricultural Element.
   *Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

POLICY FIFTEEN

Uses should not be permitted to intrude into or be located adjacent to areas that are identified as existing and/or potential sites for solid waste facilities if such uses would not be compatible.

IMPLEMENTATION MEASURES

1. Potential conflicts with existing solid waste facilities shall be avoided.
   *Responsible Departments: Environmental Resources, Public Works, Planning Department, Planning Commission, Board of Supervisors*

2. When the Countywide Integrated Waste Management Plan is adopted, those sites which are identified as potential solid waste facilities should be protected from land use conflicts.
   *Responsible Departments: Environmental Resources, Public Works, Planning Dept., Planning Commission, Board of Supervisors*

## GOAL THREE

Foster stable economic growth through appropriate land use policies.

### POLICY SIXTEEN

Agriculture, as the primary industry of the County, shall be promoted and protected.

### IMPLEMENTATION MEASURES

1. The County shall require a 10-acre minimum parcel size for parcels requesting inclusion in the Williamson Act.
   *Responsible Departments: Planning Department, Board of Supervisors*

2. As land is designated to accommodate new businesses, the County shall give priority to utilizing less productive agricultural areas.
   *Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

3. Specific plans shall be encouraged when non-agricultural uses are proposed within areas designated for agriculture.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

4. The County shall continue to implement the Agricultural Element.
   *Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

5. Where parcels under a Williamson Act contract are divided and result in parcels of less than ten acres, a notice of non-renewal shall be filed for the contract on those parcels. This affects subdivision maps, parcel maps, and lot line adjustments.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

### POLICY SEVENTEEN

Promote diversification and growth of the local economy.

### IMPLEMENTATION MEASURES

1. Encourage the Stanislaus County Economic Development Corporation to promote Stanislaus County as a profitable location for industry.
   *Responsible Department: Board of Supervisors*

2. The Board shall support the introduction of businesses in the County through consideration of suitable financial mechanisms such as Industrial Revenue Bonds.
   *Responsible Departments: Planning Department, Board of Supervisors*

3. Continue to implement achievable components of the 1989 Economic Strategic Plan.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

4. Encourage the development of new industries and the retention of existing industries that help the community reduce, recycle, and/or reuse waste that would otherwise require disposal.
*Responsible Departments: Environmental Resources, Board of Supervisors*

5. Allow private recreational uses where they are not found to cause land use conflicts.
*Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors*

6. Emphasize the conservation and development of significant mineral resources as identified by the State Division of Mines and Geology in its report entitled Mineral Land Classification of Stanislaus County, California (Special Report, 173) by implementing the policies and implementation measures specified under Goal Nine of the Conservation/Open Space Element.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

7. Strengthen the agricultural sector of the economy by continuing to implement the strategies for agriculture-related economic development identified under Goal One of the Agricultural Element.
*Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Planning Department, Planning Commission, Department of Environmental Resources, Board of Supervisors*

8. Encourage tourism in Stanislaus County by participating in efforts to develop a tourism program, including marketing strategies and objectives.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY EIGHTEEN

Accommodate the siting of industries with unique requirements.

IMPLEMENTATION MEASURE

1. The criteria described in the DESIGNATIONS section of this element shall be applied in the siting of industries with unique requirements.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY NINETEEN

Nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

IMPLEMENTATION MEASURE

1. Maintain current Zoning Ordinance provisions (Chapter 21.80 of the County Code) which permit replacement or expansion of nonconforming uses.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

POLICY TWENTY

Facilitate retention and expansion of existing businesses.

IMPLEMENTATION MEASURES

1. The County shall support the Stanislaus County Economic Development Corporation.
   ***Responsible Departments: Board of Supervisors, Planning Department***

2. The County shall investigate the use of federal and state funds to provide incentives for businesses to locate, expand or relocate in Stanislaus County.
   ***Responsible Departments: Planning Department, Board of Supervisors***

## GOAL FOUR

Ensure that an effective level of public service is provided in unincorporated areas.

### POLICY TWENTY-ONE

At least three net acres of developed neighborhood parks, or the maximum number of acres allowed by law, should be provided for every 1,000 residents, through land dedication and development, payment of in-lieu-of fees, or other methods acceptable to the Parks Department.

### IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Goal Four of the Conservation/Open Space Element.
   *Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors*

### POLICY TWENTY-TWO

Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.

### IMPLEMENTATION MEASURES

1. The County shall continue to implement its Public Facilities Fees Program, which is intended to help finance public facilities needed to maintain current levels of service.
   *Responsible Departments: Chief Executive Office, Public Facilities Fees Committee, Building Inspections Division, Auditor-Controller, Board of Supervisors*

2. Only development requests for which sewer service capacity that meets the standards of Measure X and domestic water are available shall be approved.
   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

3. Benefit assessment districts, County Service Areas (CSA's), Mello-Roos Districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate services.
   *Responsible Departments: Sheriff, Fire Safety, Library, Public Works, Parks & Recreation, Treasurer-Tax Collector, Auditor-Controller, Environmental Resources, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors*

4. The County shall continue to work with independent fire districts to implement fees to help finance public facilities to support their services.
   *Responsible Departments: Fire Safety, Chief Executive Office, Board of Supervisors*

5. The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.
*Responsible Departments: Sheriff, Fire Safety, Public Works, Environmental Resources, Parks & Recreation, Library, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*

6. Rezoning of property for development prior to annexation to a special district that will provide urban services (i.e., sanitary sewer district, domestic water district, or community service district) shall be approved only if the US zoning district is used as a combining district.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

7. Only development requests which have recognized and mitigated any significant impacts on solid waste reduction, recycling, disposal, reuse, collection, handling, and removal shall be approved.
*Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

8. Only development requests which have recognized and reasonably mitigated significant impacts on school facilities shall be approved.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

9. The County will coordinate development with existing irrigation, water, utility and transportation systems by referring projects to appropriate agencies and organizations for review and comment.
*Responsible Department: Planning Department*

POLICY TWENTY-THREE

New development shall pay its fair share of the cost of cumulative impacts on circulation and transit systems.

IMPLEMENTATION MEASURES

1. Benefit assessment districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate transportation services.
*Responsible Departments: Public Works, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*

2. Traffic impacts shall be identified and impact mitigation fees shall be paid by the subdivider and/or developer.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. The level of service (LOS) for all roadways and intersections shall be at least a "C" level, unless they are located within the sphere of influence of a city that has adopted a lower level of service.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. Applicants for General Plan amendments shall coordinate with the Stanislaus Area Association of Governments (SAAG) Congestion Management Program to mitigate traffic impacts.
*Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors*

## GOAL FIVE

Complement the general plans of cities within the County.

### POLICY TWENTY-FOUR

Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities or in areas of specific designation created by agreement (e.g., Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. Such development must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration. (Comment: This policy refers to those development standards that are transferable, such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)

### IMPLEMENTATION MEASURES

1. All discretionary development proposals within the sphere of influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets their development standards. If development standards of the city and County conflict, the city's standards shall govern.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The policies described in the section on SPHERES OF INFLUENCE for projects within a city's sphere of influence or areas of specific designation shall be followed.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

3. The County shall limit its approval of discretionary projects in spheres of influence to agricultural uses, churches and projects recommended for approval by the city unless such projects are exempt from this implementation measure as a result of individual city/county agreements (e.g., upper McHenry Avenue, Beard Tract areas).
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

4. Discretionary projects in areas zoned other than A-2 (General Agriculture) prior to the applicable agreement with the city within whose sphere of influence the project lies shall not be allowed to develop consistent with the current zone classification unless they first obtain approval for the project from the city.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

5. Non-discretionary projects in spheres of influence shall be allowed to develop with existing entitlements.
*Responsible Departments: Planning Department, Building Inspection Division, Public Works Department*

# SPHERES OF INFLUENCE

## BACKGROUND

In 1973, Stanislaus County adopted a new General Plan concept called Urban Transition. This designation was placed on property outside the city limits but within the city's general plan boundary. One of the reasons for development of this designation was ongoing conflicts between the County and the cities. The County routinely approved development of land within a city's general plan boundary without regard to consistency with the city's plans. This caused a variety of problems for a city. First, although rare, development sometimes occurred which was not acceptable to the city, therefore, no attempt was made to annex the property resulting in islands of unincorporated area within a city. Second, if the County permitted urban development within the County, there was no incentive for the property owner to annex. This often prevented annexation. Third, even if the city wanted to annex the property and the property owner agreed, the development seldom met city standards with respect to street improvements, landscaping, signage, etc. At this point, there was no recourse for the city to upgrade the requirements.

With the adoption of the Urban Transition designation, development in most instances was required to annex before approval. Development which was allowed by ordinance without annexation was referred to the appropriate city for comment. The intent of the referral was to gain city input on whether or not a proposal was consistent with the city's plans and, if so, did the proposed development standards equal what the city would require if development were to occur in the city.

Originally, referrals were only made if the general plan designation was Urban Transition although the Urban Transition area is only a portion of the area within a city's general plan boundary. Gradually, referrals were made of all applications within a city's general plan boundary regardless of whether or not the property was designated Urban Transition.

In late 1984, the Local Agency Formation Commission (LAFCO) adopted spheres of influence for each city as required by state law. These spheres are "a plan for the probable ultimate physical boundaries and service area of a local agency." (Section 56425 of the California Government Code.) Since a sphere of influence is usually the general plan boundary of a city, the term more accurately describes the area in which referrals have been made.

## POLICY

Whenever an application is to be considered which includes property within the sphere of influence of a city or special district (e.g., sewer, water, community services) or areas of specific designation created by agreement between County and City, the following procedures should be followed:

1. Development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project.

2. Agricultural uses and churches which require discretionary approval should be referred to that city for comment. The County Planning Commission and Board of Supervisors shall consider the responses of the cities in the permit process. If the County finds that a project is inconsistent with the city's general plan designation, it shall not be approved. Agricultural use and churches shall not be considered inconsistent if the only inconsistency is with a statement that a development within the urban transition area or sphere of influence shall be discouraged (or similar sweeping statement). The city shall be asked to respond to the following questions:

   (a) Is the proposed project inconsistent[1] with the land use designation on the city's general plan? If so, please include a copy of the map (or that portion which includes the subject property) and the text describing uses permitted for the general plan designation. All findings of inconsistency must include supporting documentation.

   (b) If the project is approved, specifically what type of conditions would be necessary to ensure the development will comply with city development standards such as street improvements, setbacks and landscaping?

In the case of a proposed project within the sphere of influence of a sanitary sewer district, domestic water district or community services district, the proposal shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated town with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment.

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[1]The question is specifically phrased to ask if a proposed project is inconsistent with the General Plan designation. This is intended to (a) encourage a city to specifically designate all land within its Sphere of Influence if it wants to oppose development proposals within the Sphere, and (b) to assure that tangible proof is submitted if denial is requested. This will eliminate the County's dilemma of trying to prove something is consistent with an inadequate General Plan.

# DESIGNATIONS

The following land use designations shall be used in the unincorporated area of the County. They are intended to further the Land Use Element goals and policies. If any of these designations fall within the sphere of influence of a sanitary sewer district, domestic water district, or community services district that provides services to an unincorporated town, it will be necessary to consult the **COMMUNITY PLANS** section to determine if any modification of the designation applies. For areas within such a sphere of influence, the community plans indicate the proposed future General Plan designations.

State of California requirements for the Land Use Element state the General Plan should designate general distribution and location of land for various kinds of uses. Most of these, such as housing, industry and agriculture, are identifiable by the obvious nature of their specific designations. There are, however, certain kinds of uses which are not so obvious. These uses are education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, the Land Use Element must identify areas that are subject to flooding. Information follows regarding specific land uses and areas which are subject to flooding.

## ESTATE RESIDENTIAL

**Intent.** The intent of the Estate Residential designation is to satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20-year) service area of a city or special district which provides urban services and which is outside the adopted sphere of influence for a community.

**Zoning.** The R-A (Rural Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity normally is zero to one dwelling unit per three acres. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Population density averages approximately one to two persons per acre.

**Appropriate Locations.** The Estate Residential designation is appropriate in areas beyond the sphere of influence of a city (or special district which provides urban services) which is a less productive agricultural area but capable of supporting rural residential development. Among the factors to be considered in making this determination are: (1) existing and potential agricultural suitability (availability of irrigation facilities, crop history and potential); (2) surrounding land use (impacts caused by possible intrusion of rural residential uses and non-agricultural uses); (3) septic tank suitability (Environmental Resources standards for minimum area requirements and potential impacts of a concentration of septic tanks); (4) surrounding parcel size (conformity to adjacent parcel sizes); (5) soil type (soil grade and Storie rating); (6) public road access (length of necessary accesses, condition of existing public roads and future plans for both public roads and private access roads as determined by the Department of Public Works); (7) aesthetic characteristics (removal of natural vegetation, impairment of scenic view, introduction of uses or structures not in the same character as the surrounding area); and (8) anticipated environmental impact (removal of habitat of rare or endangered plant or animal, removal of riparian areas and impacts on natural resources).

## LOW-DENSITY RESIDENTIAL

**Intent.** The intent of this designation is to provide appropriate locations and adequate areas for single-family detached homes, in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated, and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.

**Zoning.** R-A (Rural Residential) and R-1 (Single-Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The use of the US (Urban Service) combining district in conjunction with any of the above zones would be appropriate for areas adjacent to unincorporated towns so that annexation to and service from the adjoining sanitary sewer district or community services district is required prior to development. Residential building intensity when served by a community services district or sanitary sewer district and public water district is zero to eight units per net acre. Building intensity for areas not served by public water and sewer service is zero to two units per net acre. Population density ranges from zero to 25 persons per net acre in areas served by public water and sewer and zero to six persons per net acre in other areas. Small second units, as permitted by State Law, may increase both the building intensity and the population density to a limited degree within this designation.

**Appropriate Locations.** The Low-Density Residential designation is appropriate in established residential areas characterized by single-family dwellings. It would also be appropriate in areas: (a) designated by the Board of Supervisors for ranchettes of 1/2 to one acre in size if the area is a less productive agricultural area but capable of supporting rural residential development based on the eight factors to be considered in locating "Estate Residential" land; or (b) adjacent to unincorporated towns which can serve the development after annexation to and service by a sanitary district or community services district.

## MEDIUM-DENSITY RESIDENTIAL

**Intent.** The intent of this designation is to provide appropriate locations for single- and multi-family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single-family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services except where such designation existed at the time of adoption of this plan.

**Zoning.** The R-2 (Medium-Density Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 14 units per net acre. Population density ranges from zero to 45 persons per net acre.

**Appropriate Locations.** The Medium-Density Residential designation would be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

## MEDIUM HIGH-DENSITY RESIDENTIAL

**Intent.** The intent of this designation is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services.

**Zoning.** The R-3 (Multiple-Family Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 25 units per net acre. Population density ranges from zero to 85 persons per net acre.

**Appropriate Locations.** The Medium High-Density Residential designation is appropriate in established residential areas characterized by duplexes, triplexes, fourplexes, and apartment buildings. It would also be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium high-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

## COMMERCIAL

**Intent.** The intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands which demonstrate a valid supportive relationship to other existing or projected urban development.

**Zoning.** C-1 (Neighborhood Commercial), C-2 (General Commercial), and H-I (Highway Frontage Commercial) zones shall be considered consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The building intensity shall be determined by Zoning Ordinance development standards for setback, landscaping, height, parking and other requirements except that residential building intensity shall not exceed 25 units per net acre. In no case shall buildings exceed 75 feet in height, nor shall they cover so much of the lot that insufficient area remains for parking, landscaping, etc. In commercial zones which allow dwelling units, population density can range from zero to 85 persons per net acre.

**Appropriate Locations.** The Commercial designation is appropriate in areas already committed to commercial use. In unincorporated towns this designation is appropriate for Central Business Districts and other areas within the sanitary sewer or community services district in sufficient amount to serve the needs of the community. Areas adjacent to community services district may also be appropriate if the US (Urban Service) combining zone is utilized.

## INDUSTRIAL

**Intent.** The intent of this designation is to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water are available or where the restrictions of the Planned Industrial designation are inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and the applicant needs a very large site (see discussion under **Designating New Industrial Areas** or (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.

**Zoning.** The LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones shall be consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is governed by the fact that the Zoning Ordinance prohibits more than 75% coverage of the property by buildings. Buildings for human occupancy shall not exceed 75 feet in height. Population density is almost nonexistent as only one residential unit per parcel is allowed and then only if it is secondary to the industrial use of the property.

**Existing Locations.** Nearly all existing industrial areas are within or adjacent to the sphere of influence of a city or special district which serves an unincorporated town. Only one industrial area (on the northwest corner of Claribel and the Oakdale/Waterford Highway) is removed from an established urban area. Although new areas to be designated Industrial should be chosen based on the criteria discussed in the following section **(Designating New Industrial Areas)**, the following areas already are established and shall remain as being appropriate:

> The cities/towns of Crows Landing, Denair, Riverbank, Turlock and Westley have industrial areas along railroads which parallel their boundaries. Keyes, Modesto, and Turlock have industrial areas along Highway 99. Oakdale has industrial land around the Hershey plant south of town and near Riverbank is the Norris Industries Plant. Newman has one parcel on the south side of Inyo, east of the city limits designated Industrial, and the southeast corner of Kiernan Avenue and Sisk Road in Salida is also designated Industrial. There are several industrial areas in the Modesto area including (a) the Beard Tract on the south side of Yosemite Boulevard; (b) south 7th Street between Hatch Road and the Tuolumne River; (c) the east side of Crows Landing Road on both sides of Whitmore Avenue; and (d) a portion of the North Modesto Industrial Park on the south side of Kiernan Avenue, west of McHenry.

**Designating New Industrial Areas.** The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly through annexation to cities. Although a great deal of land is still available for industrial development, more than 70% is located in the Beard Tract.

The criteria listed below shall be used in evaluating potential areas, both for general Industrial designation and for designating sites for industries that need very large sites. There are few industries with the need for extremely large parcels, but they do exist. It is not practical to designate a large industrial area because a large amount of land might lay idle for an extended period of time. If an industry requiring a large site approaches the County or if more industrial sites are needed, the following criteria shall be used in determining whether or not a site is suitable for being designated Industrial:

a. **Access.** The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a state highway preferred.

b. **Sewage disposal.** Public sanitary sewer service should be available and a written commitment for service received. (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial.)

c. **Water.** An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards.

d. **Infrastructure.** Other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses.

e. **Topography.** The site is physically suitable for industrial development.

f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area.

g. **Conflicts.** The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas.

h. **City general plan land use designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any city in whose sphere of influence they lie.

i. **Countywide Integrated Waste Management Plan.** Any new areas proposed for industrial designation shall be consistent with the Countywide Integrated Waste Management Plan.

## PLANNED INDUSTRIAL

**Intent.** The intent of this designation is to provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation shall be preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially, to provide sewage disposal and water service as needed by the proposed development.

**Zoning.** Building intensity will be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development. However, no buildings shall cumulatively occupy more than 70% of the area of any parcel. Population density is almost nonexistent as only one residential unit per parcel is allowed if it is secondary to the

industrial use of the property. The A-2 (General Agriculture), PI (Planned Industrial), LI (Light Industrial), IBP (Industrial Business Park), and all industrial or business park related PD (Planned Development) zones shall be consistent with this designation.

**Annexation.** Areas designated Planned Industrial on the General Plan and rezoned for development which are located within the adopted sphere of influence of a city shall include the requirement that an agreement be signed in a form satisfactory to the city attorney of the affected city and Stanislaus County Counsel guaranteeing that the property on which the planned industrial designation is applicable will be annexed to the affected city upon demand by the city and with the approval of the Stanislaus County Board of Supervisors.

**Appropriate Locations.** Appropriate locations for the Planned Industrial designation shall be based on the same criteria as used for designating new industrial areas. The Planned Industrial designation shall be more appropriate than Industrial in locations with limited or no sanitary sewer capacity or in other locations where restricting the permitted uses is desirable.

## INDUSTRIAL TRANSITION

**Intent.** This designation is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced.

**Zoning.** Property within this designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial General Plan designation. Population density and building intensity within the Industrial Transition areas shall correspond to that of the General Plan designation which most closely matches the zoning of the property in question.

**Appropriate Locations.** The Industrial Transition designation is appropriate in areas within the sphere of influence of a city or town which lie in the path of an expanding industrial area.

## AGRICULTURE

**Intent.** The major portion of Stanislaus County is productive and potentially productive agricultural land. These lands are of economic importance not only to Stanislaus County, but to the state and nation as well, as evidenced by the fact that Stanislaus County ranks very high nationally in production of agricultural commodities.

This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial

services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The Agriculture designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.

**Zoning.** This designation is consistent with an A-2 (General Agriculture) zoning district. PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity of this designation. Residential building intensity normally ranges from zero to two dwellings per 40 acres in the A-2-40 zone and up to one dwelling per three acres in A-2-3. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Appropriate intensities would correspond for any land zoned A-2-5, A-2-10, A-2-20, A-2-160 or any other agricultural zoning designation. Building intensity for agricultural buildings is virtually unlimited, provided setbacks as listed in the A-2 zoning district are maintained. Based on a 1980 countywide census figure of 2.77 persons per unit, population density is low, less than one person per acre even in the A-2-3 zone, and much lower than that in A-2-10 or A-2-40 zones. A "Planned Development" (PD) zone may also be consistent with this designation when it is used for agriculturally-related uses or for uses of a demonstrably unique character, which due to specific agricultural needs or to their transportation needs or to needs that can only be satisfied in the agriculture designation, may be properly located within areas designated as "agricultural" on the General Plan. Such uses can include, facilities for packing fresh fruit, facilities for the processing of agricultural commodities utilized in the County's agriculture community, etc

**Appropriate Locations.** The Agriculture designation is appropriate in areas where the agricultural land is productive or potentially productive. It is also appropriate in areas identified as suitable for open space, recreation uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas.

## URBAN TRANSITION

**Intent.** The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General Plan of the affected city. If this is to occur, a change in the General Plan designation consistent with the adopted goals and policies to some other land use designation shall be required.

**Zoning.** Until Urban Transition lands within a sphere of influence are annexed, they should be zoned General Agriculture (A-2). PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity for this designation. Building intensity and population density will be the same as under the Agriculture designation.

**Appropriate Locations.** The Urban Transition designation is appropriate for undeveloped land located within the LAFCO-established sphere of influence of a city or town.

## PLANNED DEVELOPMENT

**Intent.** The Planned Development designation is intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

**Zoning.** Land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning. A PD (Planned Development) zone (which, with the A-2 zone, are the only zoning districts consistent with this designation) is applied through application and submission of specific development plans. Building intensity and population density would be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development.

**Appropriate Locations.** The Zoning Ordinance indicates that all applications for planned development should be consistent with the General Plan. The following are considered to be valid uses of the planned development designation consistent with the intent of this element:

a. Application for uses of unique character (not otherwise allowed as proposed in other zoning districts) for which findings can be made as to the appropriateness of the location and the absence of detrimental effect to the surrounding area.

b. Applications falling within an area designated by this element as a Planned Development area, subject to those resolutions within the appendix of this element that define special policy for planned development uses in the following areas:

   (1) Upper McHenry Avenue, Resolution No. 87-01 (See Appendix 1-1).

   (2) East F Street, Highway 108/120, Oakdale, Resolution No. 87-02 (See Appendix 1-2).

   (3) Freeway Interchange and Frontage Roads adjacent to major highways and freeways, Resolution No. 87-03 (See Appendix 1-3).

## HIGHWAY COMMERCIAL PLANNED DEVELOPMENT

**Intent.** This designation is intended for land located at freeway interchanges where it is necessary to provide services to highway travelers.

**Zoning.** Land within this designation shall be zoned for General Agriculture (A-2) until rezoned to Planned Development (PD). Population density and building intensity will be determined on a case-by-case basis.

Uses within this designation shall be limited to the following as principle uses:

Truck Stops
Restaurants
Motels
Service Stations
Overnight R.V. Camping
Fruit Stands

The following uses may be permitted, but only when accessory to the uses listed above:

Towing Service
Minor Emergency Automobile Repair
Convenience Market
Wine Tasting

**Appropriate Locations.** The Highway Commercial Planned Development designation is appropriate only for parcels adjacent to a freeway interchange. No property shall be designated Highway Commercial Planned Development and rezoned PD unless findings are made that the change will not be detrimental to the agricultural productivity of the surrounding property and that the subject property is not considered to be one of the County's Most Productive Agricultural Areas.

## HISTORICAL

**Intent.** The Historical designation is intended to preserve areas of local, regional, state or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When a community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety or welfare.

**Zoning.** This designation shall be considered to be consistent with the County H-S (Historical Site) zoning district. Due to the unique nature of this kind of designation, population density and building intensity for any new projects must be reviewed on an individual basis. For residential uses, however, building intensity should normally be from one to seven units per net acre with a population density of two to 25 persons per net acre. For other uses, building intensity should be consistent with existing development in the area.

**Appropriate Locations.** The Historical designation is intended for areas which are of local, regional, state or national historical significance.

## MINERAL RESOURCES

**Background.** In December 1993, after more than a decade and a half of requests from the County, the State of California completed its classification of mineral resources in Stanislaus County. This classification was done as part of what will eventually be a statewide series of classifications required by the Surface Mining and Reclamation Act of 1975 (SMARA). The classification is a very detailed inventory of known and/or presumed locations of a wide variety of mineral resources throughout Stanislaus County.

The SMARA classification process is designed to implement the basic intent of the State Legislature to create and maintain an effective surface mining and reclamation policy with regulation of surface mining operations to ensure that:

1. Adverse environmental effects are prevented or minimized and mined lands are reclaimed to a usable condition that is readily adaptable for alternative land use.

2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

3. Residual hazards to public health and safety are eliminated. (Public Resources Code, Sec. 2712)

SMARA mandates that, upon completion of the State's inventory, the County as Lead Agency must amend its General Plan to recognize the mineral information classified by the State, assist in the management of land uses that affect areas of statewide and regional significance, and emphasize the conservation and development of identified mineral deposits.

The State's findings are published by the State Division of Mines and Geology in a report entitled Mineral Land Classification of Stanislaus County, California (Special Report 173). The classification maps and mineral information contained in that report are incorporated in this General Plan by reference, together with Public Resources Code Section 2710 et seq. (SMARA) and state policy.

As indicated in the State's inventory, key minerals commercially excavated in Stanislaus County are construction aggregates, primarily sand and gravel. Significant aggregate areas are shown on the General Plan maps entitled "Aggregate Resource Areas," which are based on more detailed maps provided by the State Division of Mines and Geology. To a large extent, aggregate areas are located in flood plains of rivers and streams, particularly the Tuolumne and Stanislaus Rivers and Orestimba Creek.

These significant aggregate resource areas are protected by the Mineral Resources plan designation, coupled with policies and implementation measures under Goal Nine in the Conservation/Open Space Element that emphasize their conservation and development. County zoning regulations (Chapter 21.88) also regulate surface mining permits and reclamation plans in a manner consistent with the intent and requirements of SMARA.

**Intent.** The Mineral Resources designation is an overlay designation intended to protect mineral deposits that have been identified by the state as being of regional or statewide significance. Development of land designated Mineral Resources will be restricted to those kinds of development that will not interfere with the ultimate excavation of the minerals identified by the State as being in the area.

**Zoning.** Land with this overlay designation shall be zoned for General Agriculture (A-2) or a Planned Development (PD) that is consistent with the underlying designation (Agriculture) and will not interfere with the ultimate excavation of the minerals from the area. Building intensities and population densities shall be consistent with those specified for the Agriculture designation. Surface mining permits and reclamation plans shall meet the requirements established in Chapter 21.88 of the Zoning Ordinance.

**Appropriate Locations.** The Mineral Resources designation shall be located where the State Division of Mines and Geology has designated land as having a mineral deposit of statewide or regional significance. It also may be located in those areas identified as containing significant deposits but which have not been formally designated by the state.

## SPECIFIC PLAN

**Intent.** A specific plan is a detailed plan for a specific area of the County. It is guided by and must conform to the General Plan, but its scale permits a relatively detailed level of examination and planning not normally possible in the General Plan.

A specific plan is appropriate where major new development or redevelopment is envisioned as spelled out in the Stanislaus County Specific Plan Guidelines. This designation may serve as either an overlay to other General Plan designations, or in the case of more complex and/or larger projects, it may stand as a separate designation.

**Zoning.** Land designated Specific Plan shall be zoned S-P (Specific Plan) for development under an approved specific plan, or the S-P zone may be an overlay zone used in conjunction with other zoning designations. Population density and building intensity standards for different portions of the S-P zone shall be determined by the specific plan approved by the County, as determined on an individual case basis, except where it is used as an overlay, in which case density and intensity shall not exceed that allowed in the underlying designations.

**Appropriate Locations.** The Specific Plan designation is to be used for areas where it is anticipated that a specific plan will be adopted immediately following the General Plan redesignation. The Specific Plan designation is appropriate for areas which exhibit the following characteristics:

1. Rapidly urbanizing areas with significant new demand for public facilities and services; such a site should be at least 100 acres.

2. Unique physical conditions (including unusual natural resources to be conserved).

3. Complex mixture of uses proposed.

4. Multiple ownership in complex developing area.

5. Need to revitalize a marginal or deteriorated area.

6. Large industrial and/or commercial complexes.

7. Very large single-ownership land developments where a significant new community is to be developed in a presently non-urban area.

8. Special study areas.

The Director of Planning and Community Development shall determine when a given project will require that a specific plan be prepared.

# LAND USE ELEMENT

# DIAGRAMS

# STANISLAUS COUNTY

# LEGEND

## LAND USE

- AGRICULTURE
- URBAN TRANSITION
- RESIDENTIAL
  - ESTATE
    ONE D.U./ 3 ACRES
  - LOW DENSITY
    0-2 D.U./NET ACRE OR
    0-7 D.U./NET ACRE
  - MEDIUM DENSITY
    0-14 D.U./NET ACRE
  - MEDIUM HIGH DENSITY
    0-25 D.U./NET ACRE
- HISTORICAL
- PARK
- PLANNED DEVELOPMENT
- HIGHWAY COMMERCIAL / PLANNED DEVELOPMENT
- COMMERCIAL
- INDUSTRIAL TRANSITION
- INDUSTRIAL
- PLANNED INDUSTRIAL
- CITY LIMITS
- AIRPORT
- SOLID/LIQUID WASTE DISPOSAL SITE
- SCHOOL

## CIRCULATION

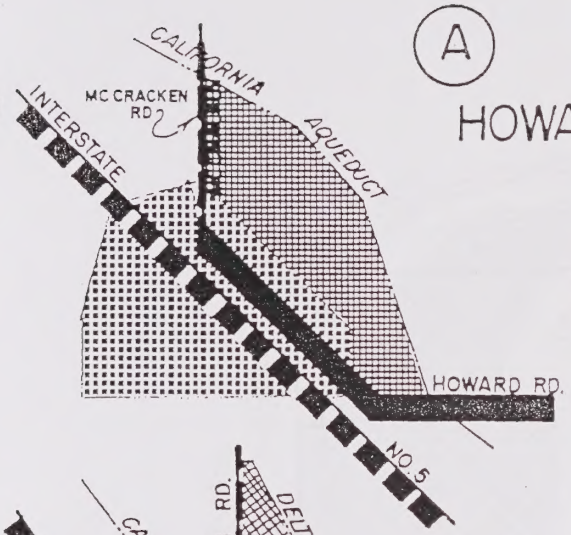
- HIGHWAY/FREEWAY
- HIGHWAY (PROPOSED)
- EXPRESSWAY
- MAJOR
- COLLECTOR
- LOCAL
- RAILROAD
- RIVER

UPDATED: APR '94

## INDEX

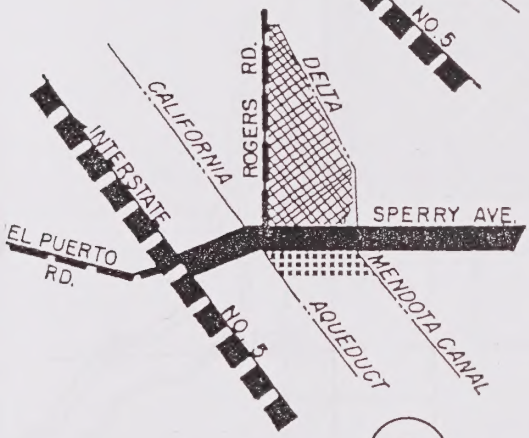
1. CROWS LANDING
2. DEL RIO
3. DENAIR
4. EMPIRE
5. GRAYSON
6. HICKMAN
7. HUGHSON
8. KEYES
9. KNIGHTS FERRY
10. LA GRANGE
11. NEWMAN
12. MODESTO - CERES
13. OAKDALE
14. PATTERSON
15. SALIDA
16. RIVERBANK
17. TURLOCK
18. VALLEY HOME
19. WATERFORD
20. WESTLEY

SCALES: VARIOUS




A

HOWARD ROAD

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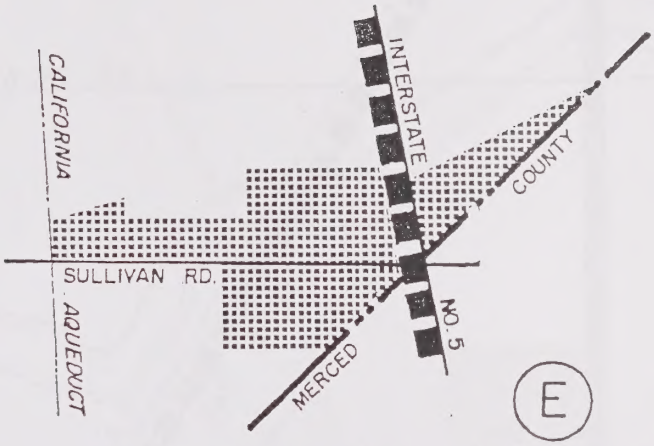
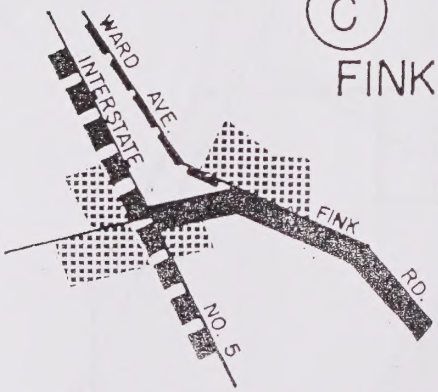
SPERRY ROAD



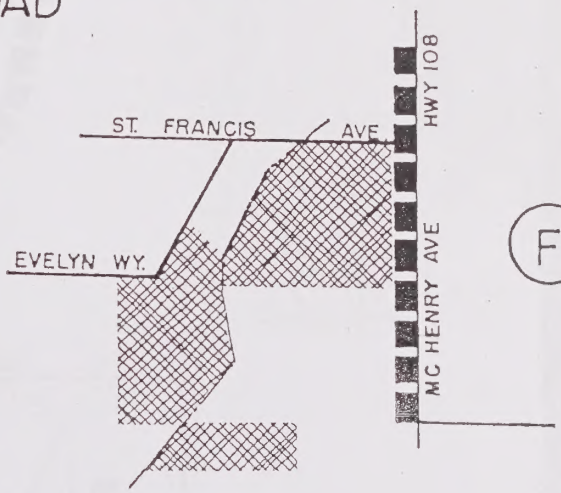

E

SULLIVAN ROAD




C

FINK ROAD

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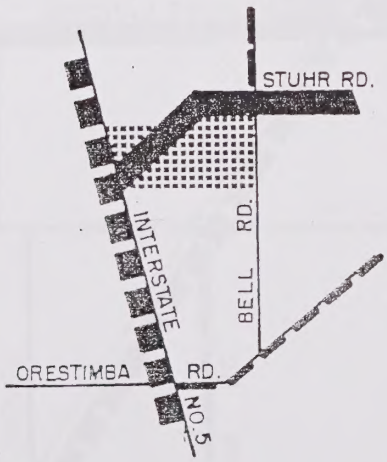


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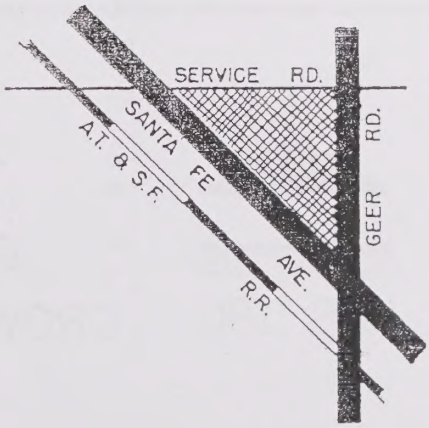
STUHR ROAD

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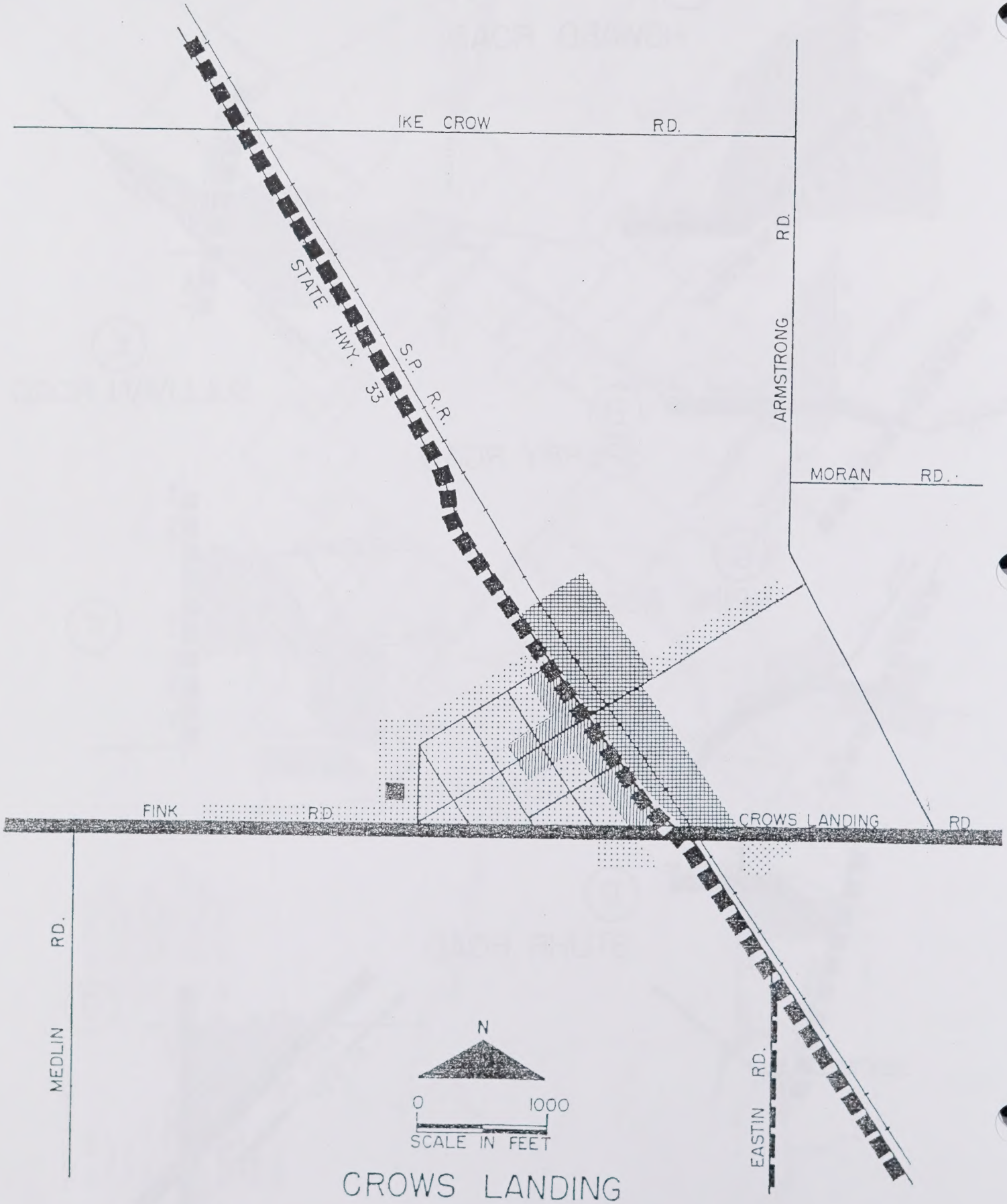
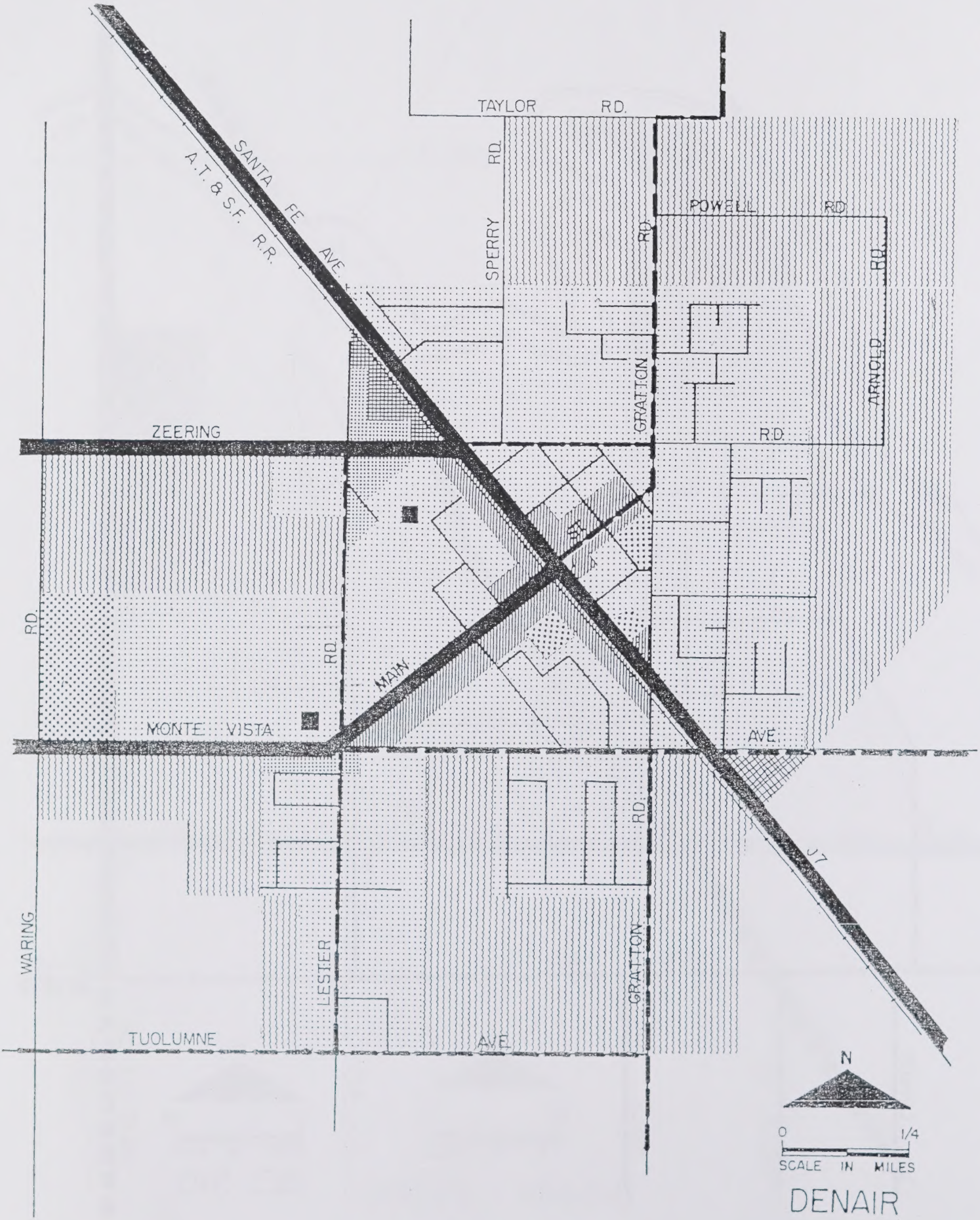
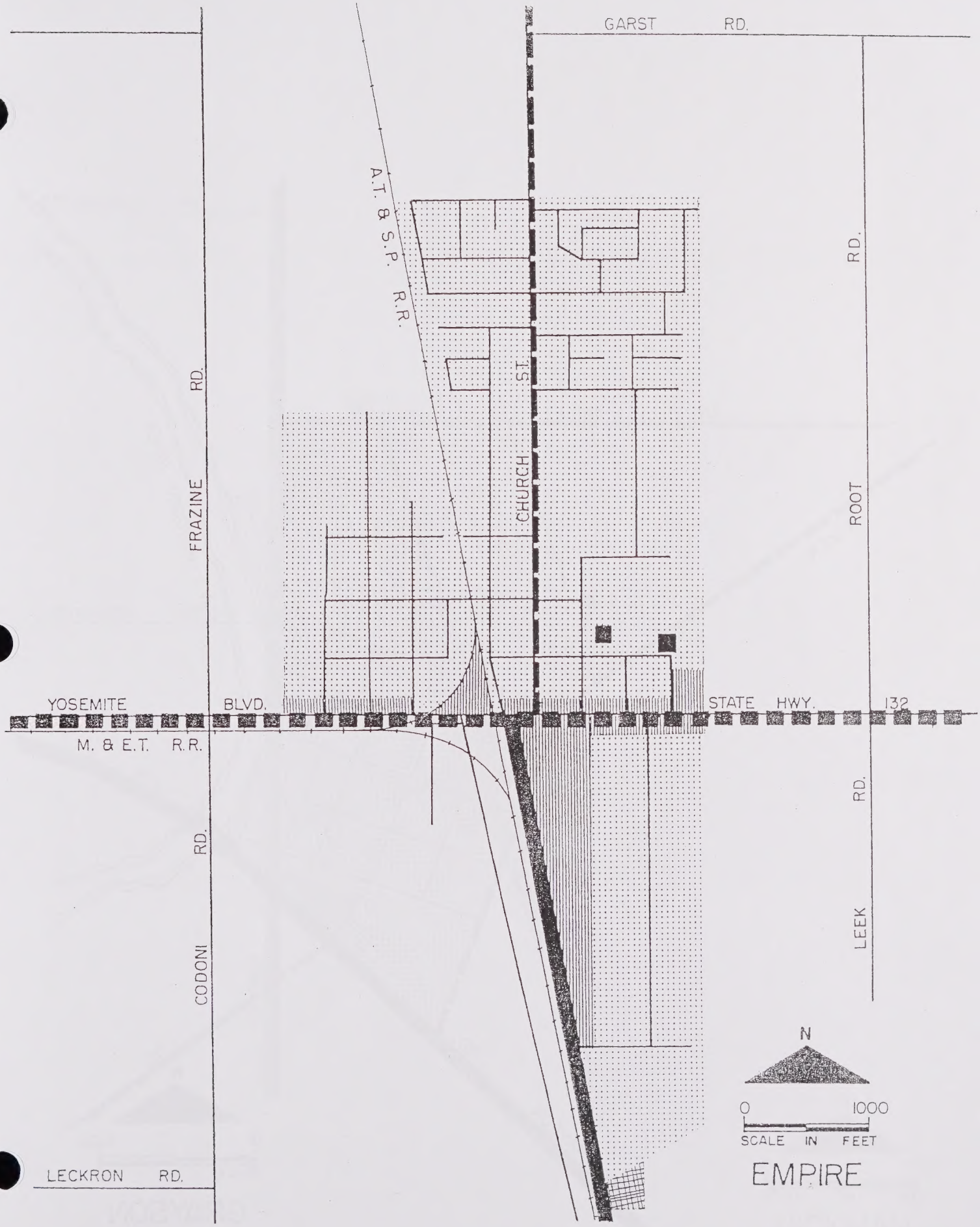
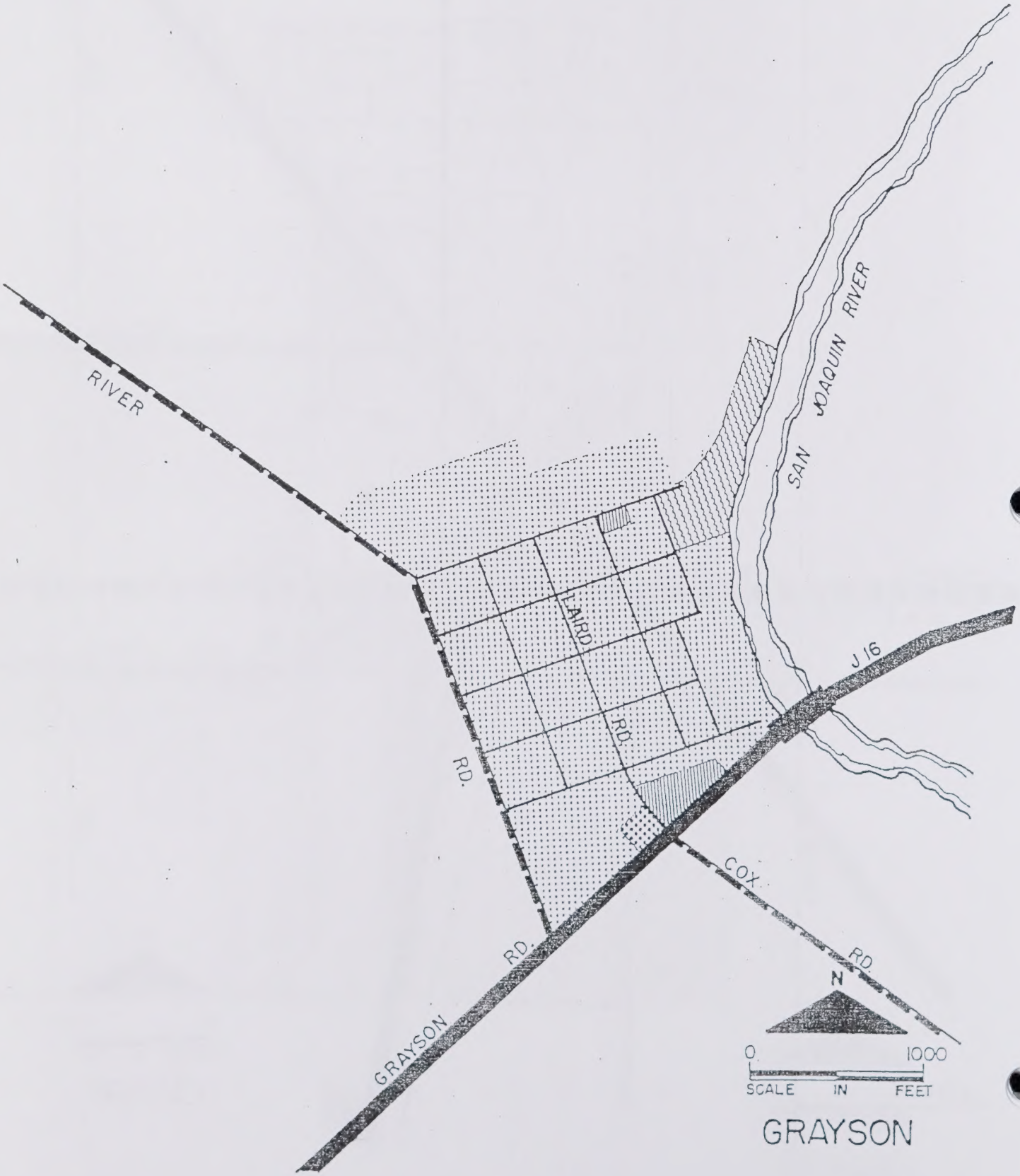



CROWS LANDING


SAN JOAQUIN COUNTY
STEWART RD.
COUNTRY CLUB DR.
RD.
ST. JOHN RD.
J6
LADD RD.
HWY. 108
CARVER
TULLY RD.
T. S. R.R.
STATE HWY. 108
N
0
1/4
SCALE IN MILES
DEL RIO


TAYLOR RD.
SANTA FE AVE
A.T. & S.F. R.R.
RD.
SPERRY
POWELL RD
RD.
RD.
GRATTON
ARNOLD
ZEERING
RD.
RD.
RD.
MAIN
MONTE VISTA
AVE.
RD.
J7
WARING
LESTER
GRATTON
TUOLUMNE
AVE.
N
0
1/4
SCALE IN MILES
DENAIR

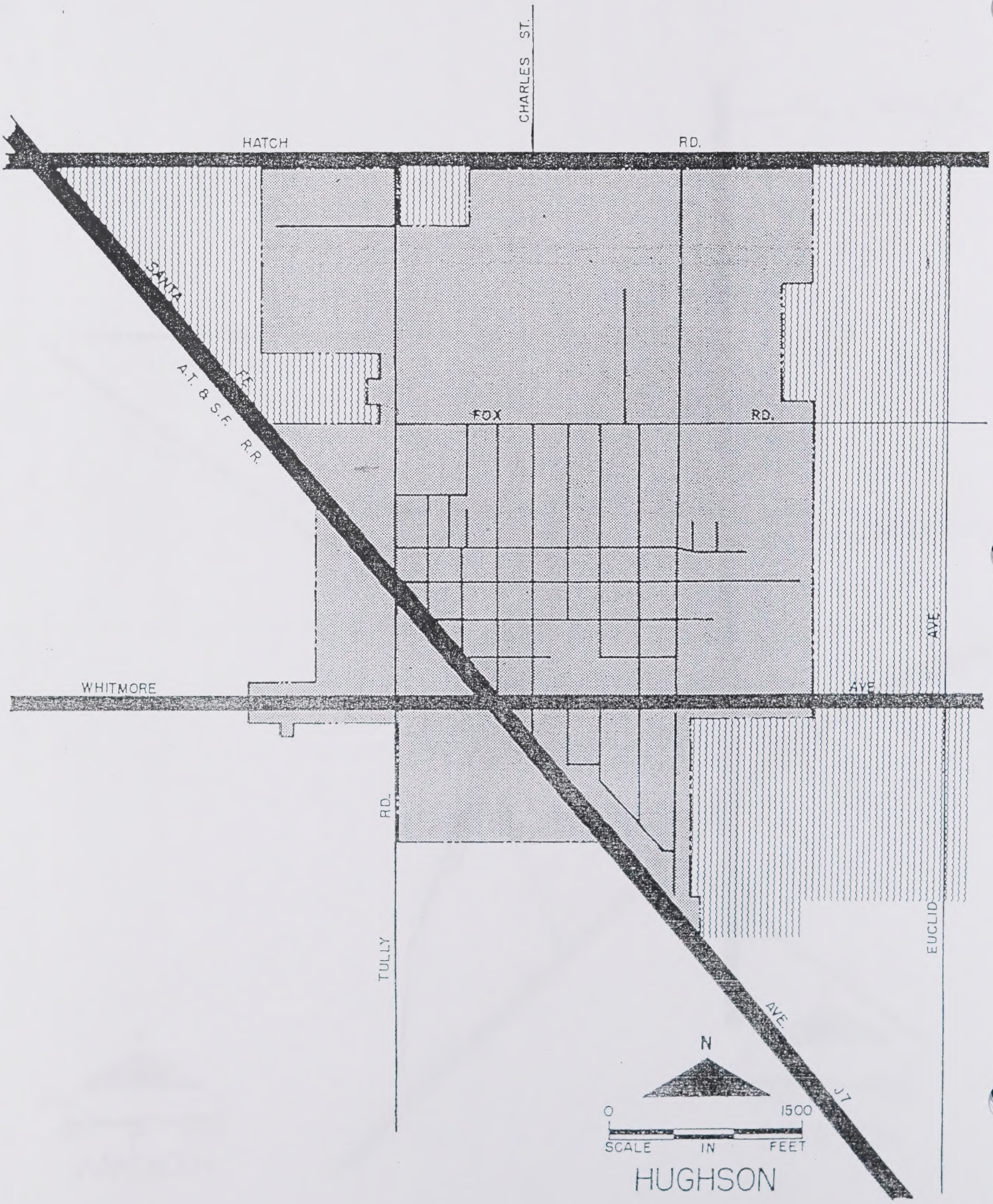

GARST RD.
A.T. & S.P. R.R.
CHURCH ST.
FRAZINE RD.
ROOT RD.
YOSEMITE BLVD.
STATE HWY. 132
M. & E.T. R.R.
CODONI RD.
LEEK RD.
LECKRON RD.
N
0 1000
SCALE IN FEET
EMPIRE

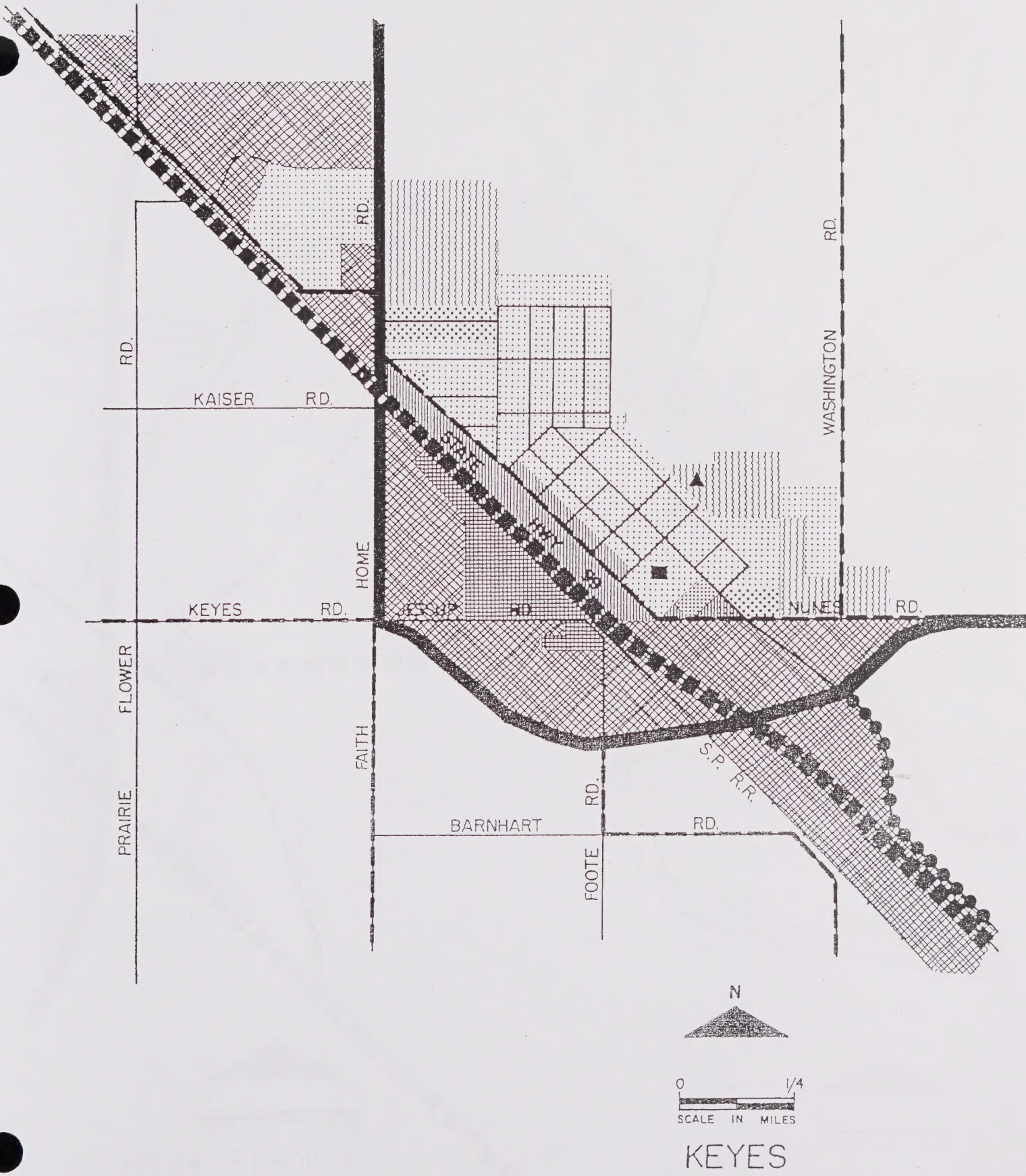

RIVER
SAN JOAQUIN RIVER
LAIRD
RD.
RD.
J 16
COX
RD.
RD.
GRAYSON
N
0
1000
SCALE IN FEET

GRAYSON


DELAWARE RD.
LAKE RD.
RIVERVIEW RD.
HICKMAN RD.
MONTPELLIER RD.
8TH ST.
N
0
1000
SCALE IN FEET

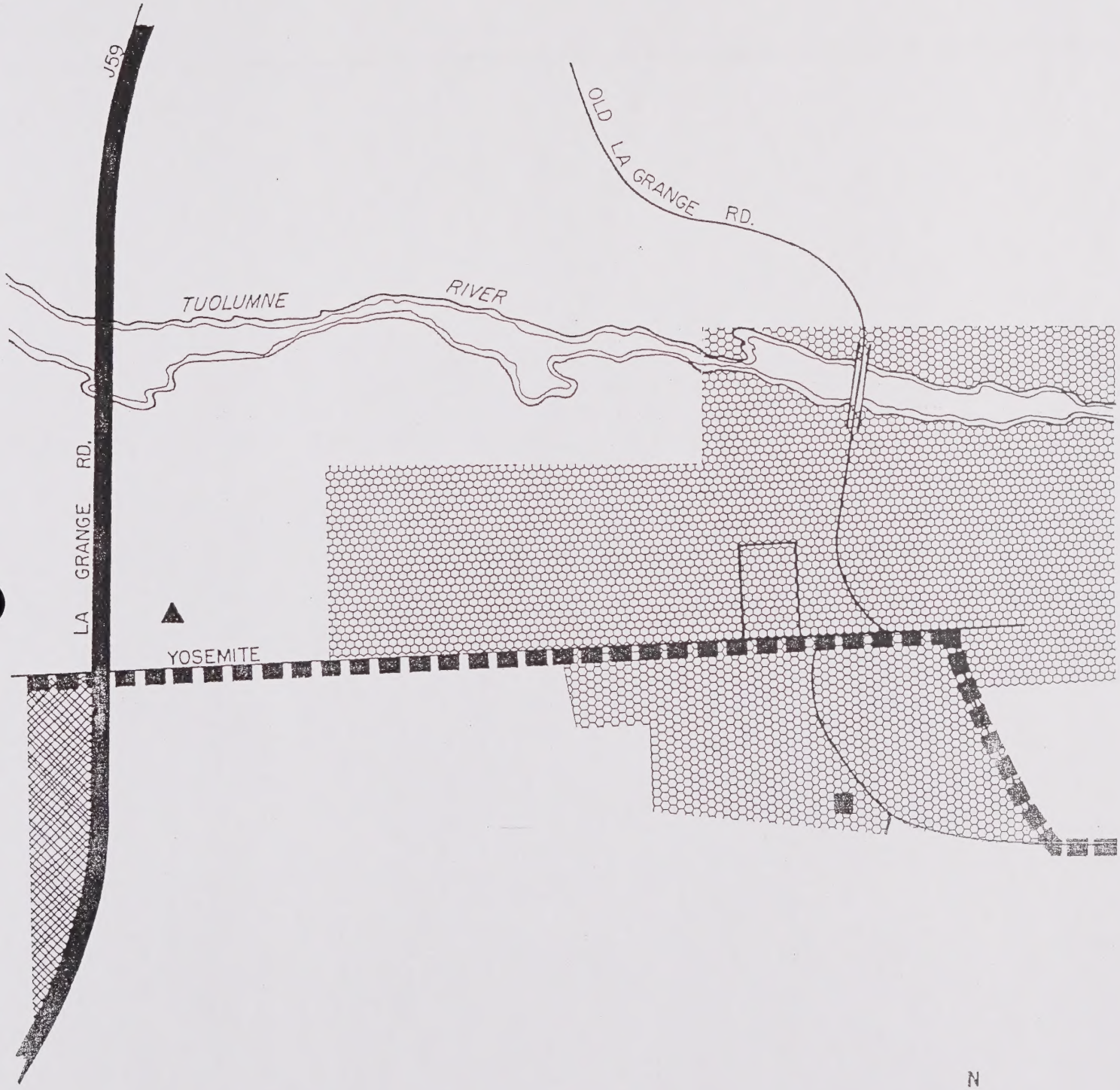
HICKMAN


CHARLES ST.
HATCH
RD.
SANTA
FE
A.T. & S.F. R.R.
FOX
RD.
AVE.
WHITMORE
AVE.
RD.
TULLY
EUCLID
AVE.
N
0
1500
SCALE IN FEET
HUGHSON


RD.
KAISER RD.
RD.
KEYES RD.
FLOWER
PRAIRIE
HOME
FAITH
JESSUP RD.
BARNHART RD.
FOOTE RD.
WASHINGTON RD.
NUNES RD.
S.P. R.R.
N
0 1/4
SCALE IN MILES

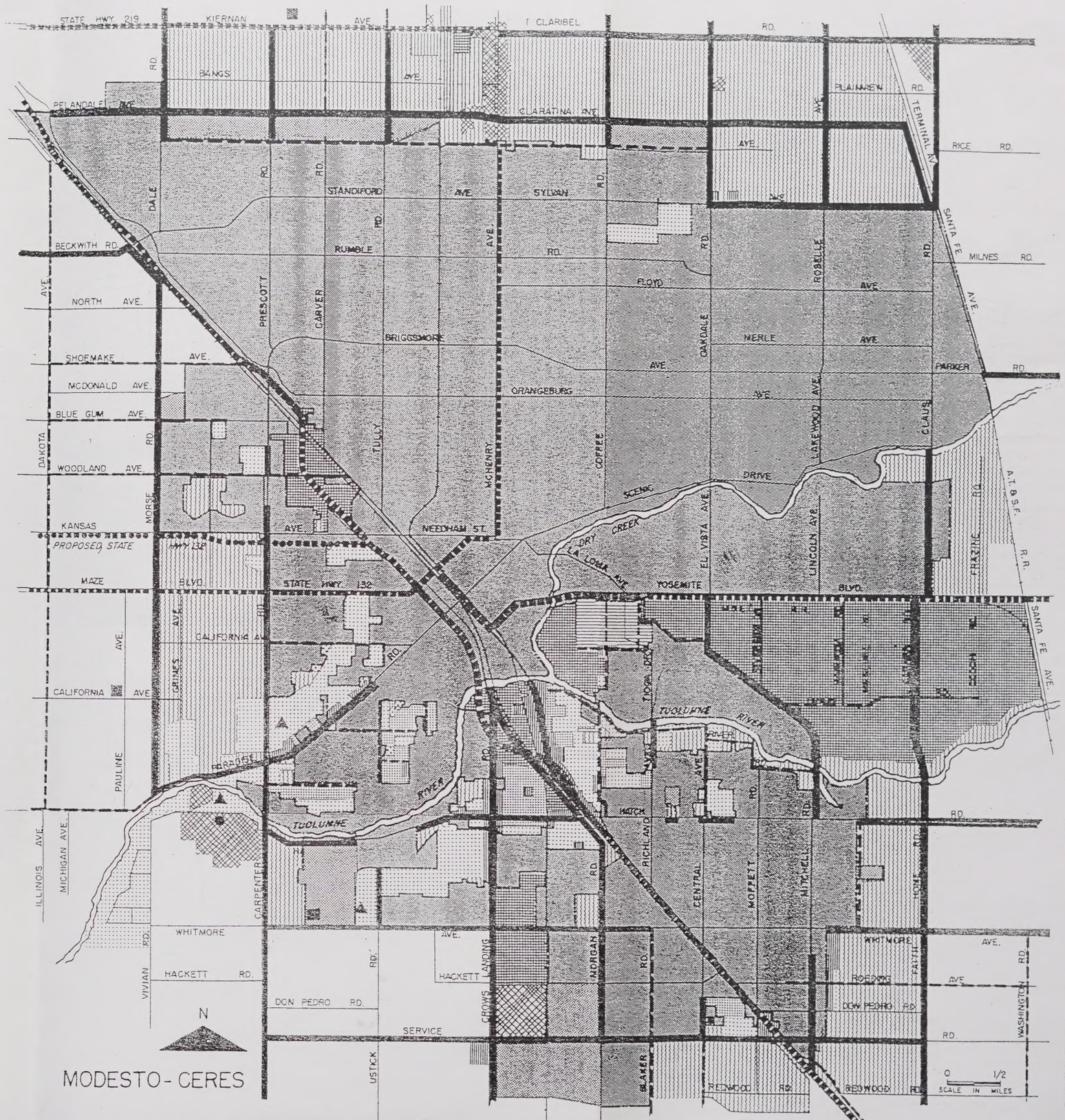
KEYES


SONORA RD.
CEMETERY RD.
SONORA RD.
SONORA RD.
SHUPER RD.
FRYMIRE RD.
KENNEDY RD.
STATE HWY 108/120
STANISLAUS RIVER
N
0
1000
SCALE IN FEET
KNIGHTS FERRY

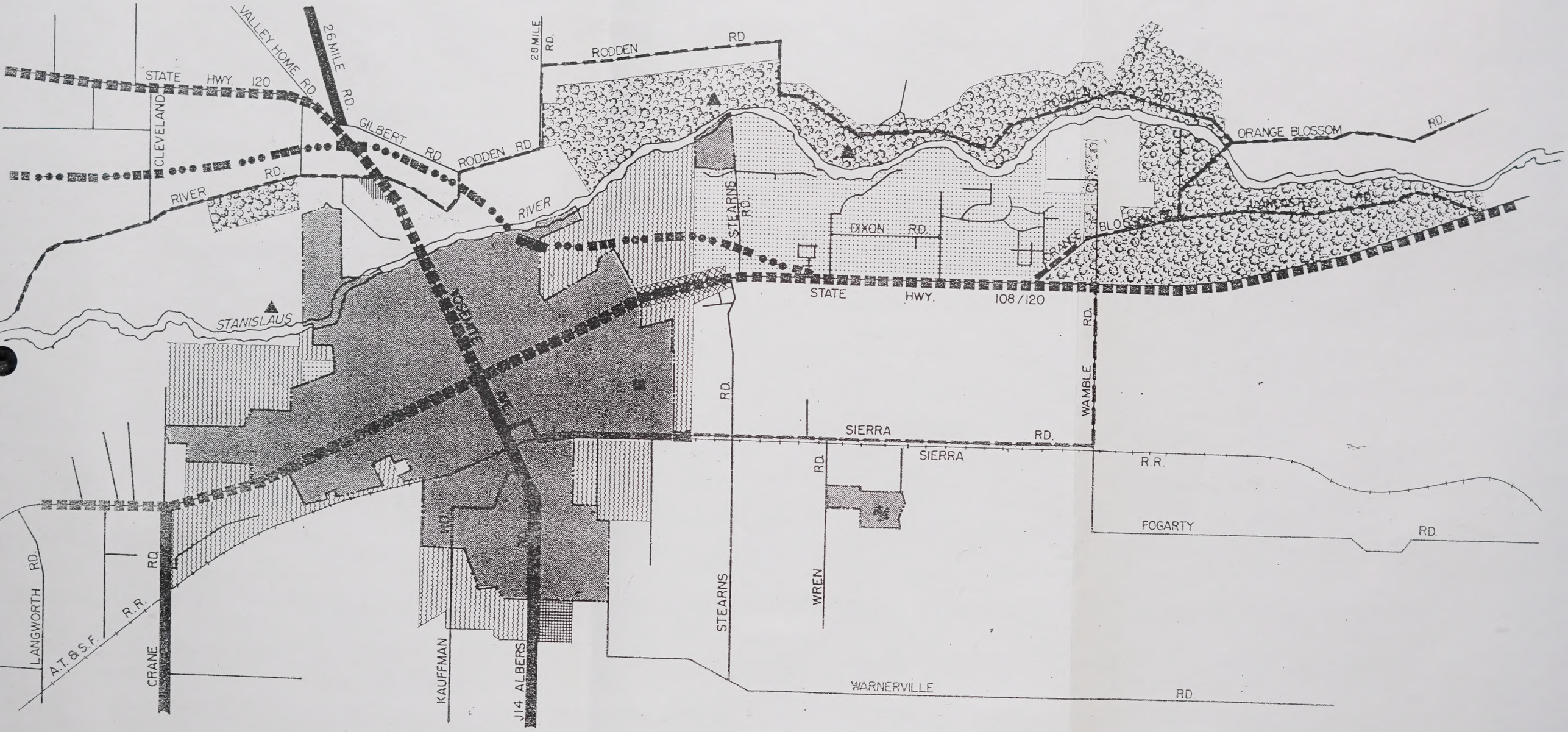

J59
OLD LA GRANGE RD.
TUOLUMNE
RIVER
LA GRANGE RD.
YOSEMITE
N
0
500
SCALE IN FEET

LA GRANGE


J18
STUHR RD.
STATE HWY. 33
S.P.R.R.
JENSEN RD.
ORESTIMBA RD.
FERRY RD.
HILLS
CANAL SCHOOL RD.
MERCED ST.
HOYER RD.
INYO
DVE
HARVEY RD.
UPPER RD.
PRINCE ST.
MERCED COUNTY
N
0
2000'
SCALE IN FEET
NEWMAN



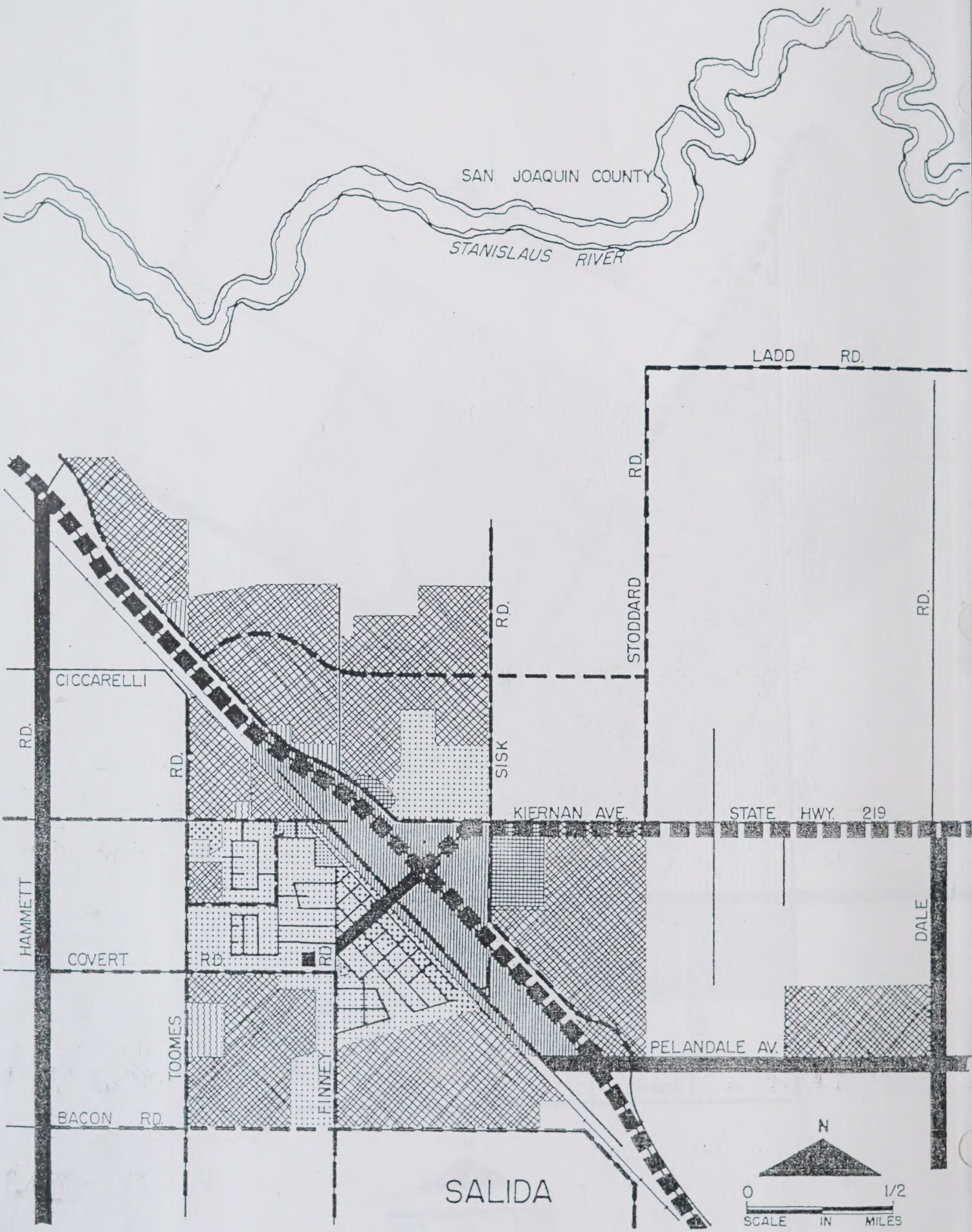

MODESTO - CERES

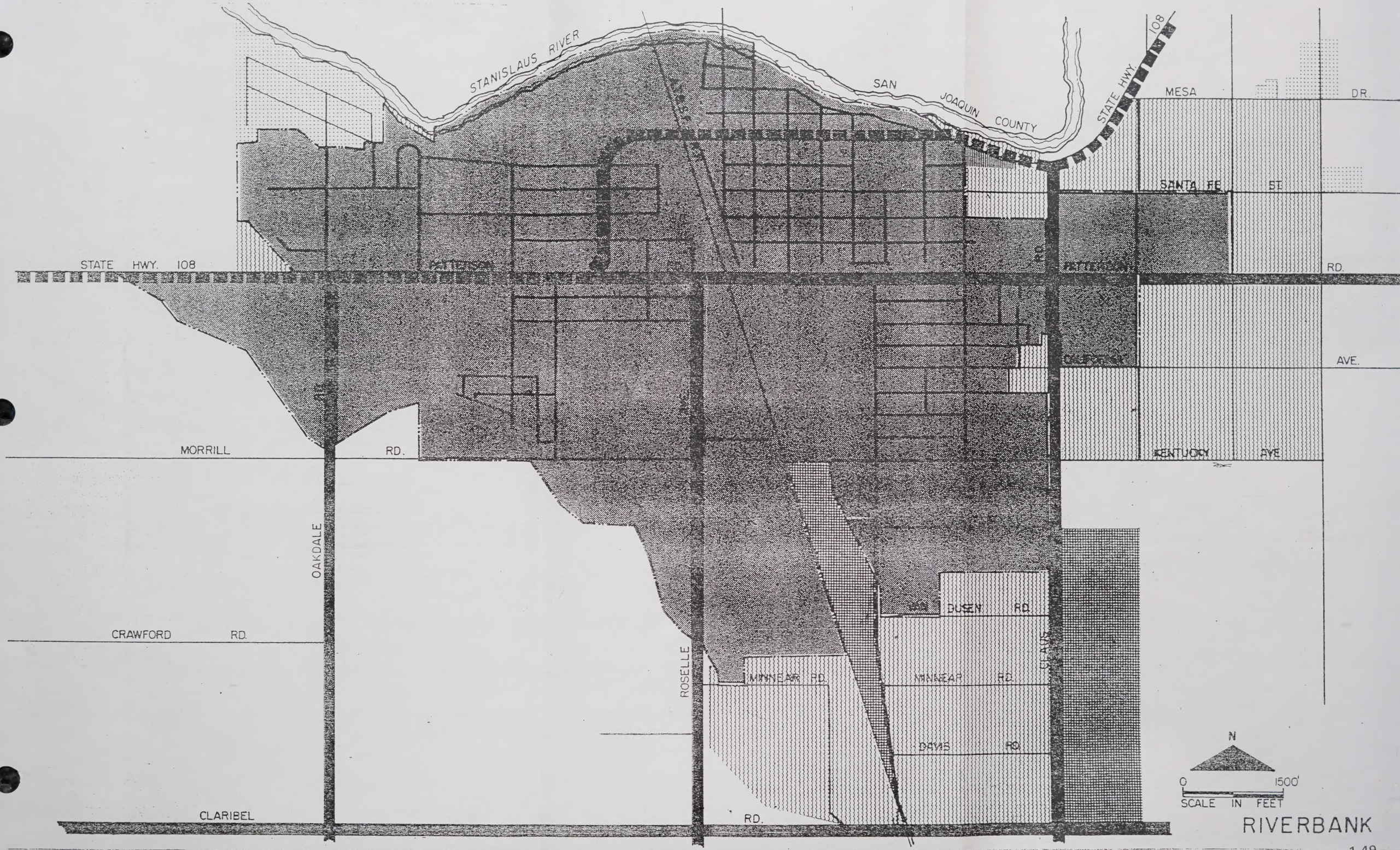

STATE HWY. 120
CLEVELAND RD.
VALLEY HOME RD.
26 MILE RD.
GILBERT RD.
RODDEN RD.
28 MILE RD.
RODDEN RD.
RIVER
RIVER
STANISLAUS
YOSEMITE
STEARNS RD.
DIXON RD.
STATE HWY. 108/120
ORANGE BLOSSOM RD.
ORANGE BLOSSOM RD.
WAMBLE RD.
SIERRA RD.
SIERRA RD.
R.R.
FOGARTY RD.
STEARNS RD.
WREN RD.
WARNERVILLE RD.
LANGWORTH RD.
A.T.&S.F. R.R.
CRANE RD.
KAUFFMAN RD.
J14 ALBERS RD.
N
0 1 2
SCALE IN MILES

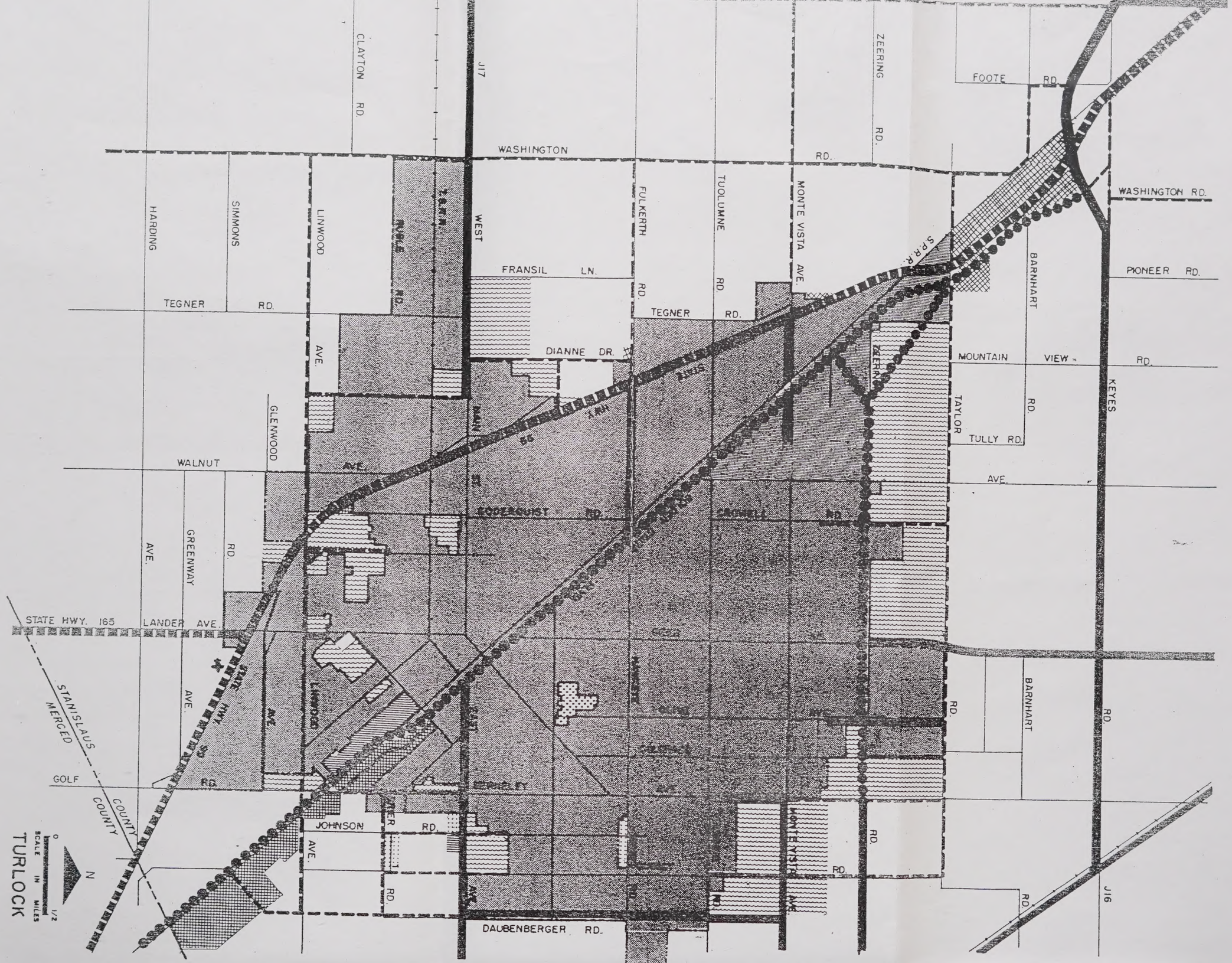
OAKDALE

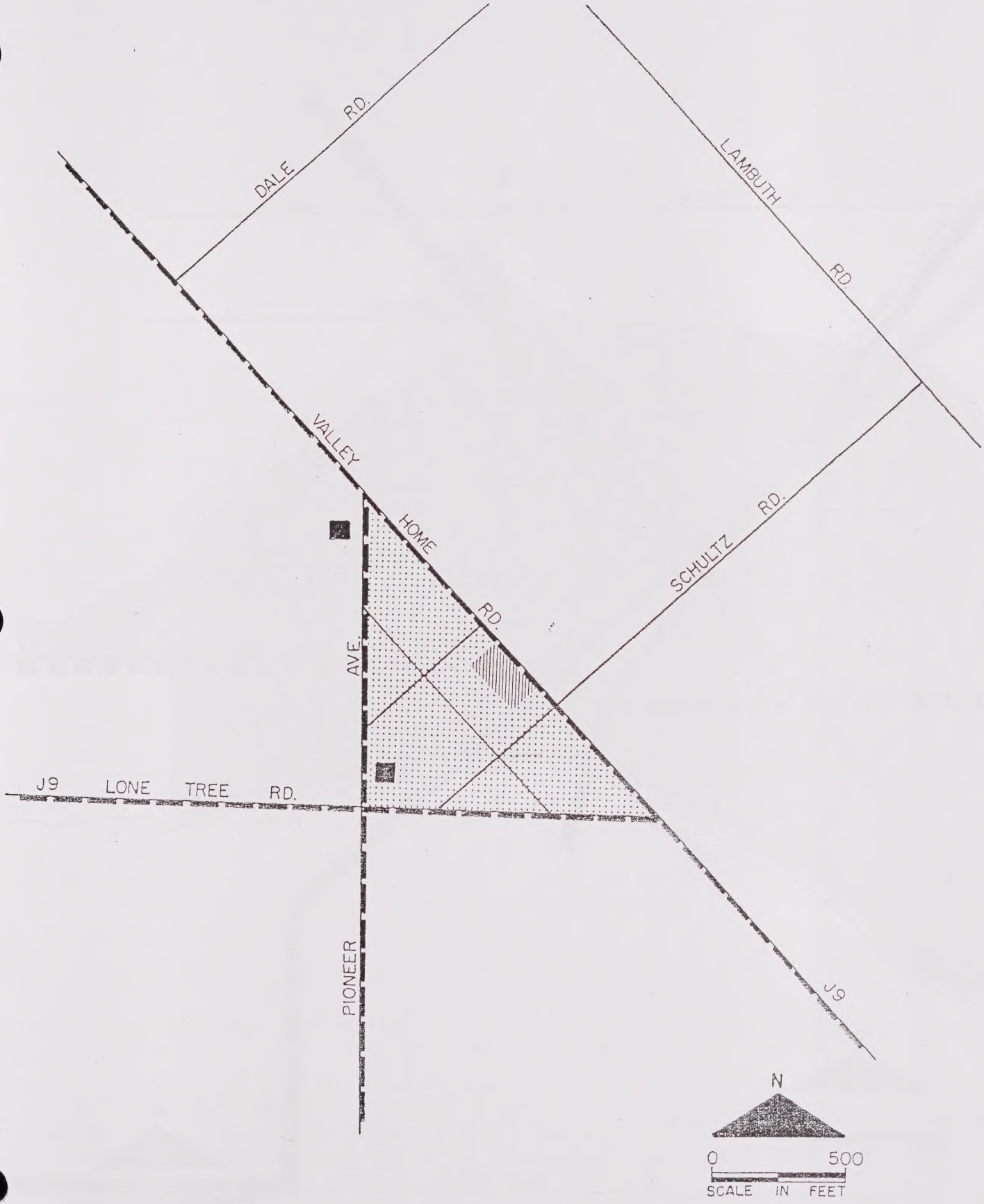

SYCAMORE
AVE.
OLIVE
AVE.
S.P.R.R.
STATE
HWY
53
IVY
AVE.
ROSE
AVE.
WALNUT
AVE.
LAS
PALMAS
FIRST
ST.
SALADO
AVE.
AVE.
AVE.
PALMAS
LAS
ST.
"E"
AVE.
WARD
AVE.
ORANGE
AVE.
LOCUST
AVE.
ACACIA
AVE.
J17
SPERRY
AVE.
AVE.
PUERTO
POPPY
AVE.
CLOVER
DEL
DAHLIA AV.
BARTCH
AVE.
N
0
2000
SCALE IN FEET

PATTERSON


SAN JOAQUIN COUNTY
STANISLAUS RIVER
LADD RD.
RD.
STODDARD
RD.
RD.
CICCARELLI
RD.
RD.
SISK
KIERNAN AVE.
STATE HWY. 219
HAMMETT
COVERT
RD.
RD.
DALE
TOOMES
FINNEY
PELANDALE AV.
BACON RD.
SALIDA
N
0
1/2
SCALE IN MILES


STANISLAUS RIVER
SAN JOAQUIN COUNTY
STATE HWY. 108
MESA DR.
SANTA FE ST.
STATE HWY. 108
PATTERSON RD.
PATTERSON RD.
AVE.
MORRILL RD.
KENTUCKY AVE
OAKDALE
DUSEN RD.
CRAWFORD RD.
ROSELLE
MINNEAR RD.
MINNEAR RD.
CLAUS
DAVIS RD.
CLARIBEL RD.
N
0 1500'
SCALE IN FEET
RIVERBANK


CLAYTON RD.
J17
WASHINGTON
RD.
ZEERING
RD.
FOOTE
RD.
WASHINGTON RD.
HARDING
SIMMONS
LINWOOD
AVE.
WEST
FULKERTH
RD.
TUOLUMNE
RD.
MONTE VISTA
AVE.
S.P.R.R.
BARNHART
RD.
PIONEER RD.
TEGNER
RD.
FRANSIL LN.
TEGNER RD.
DIANNE DR.
MOUNTAIN VIEW RD.
KEYES
TAYLOR
RD.
TULLY RD.
GLENWOOD
AVE.
WALNUT
AVE.
EDDERGUST RD.
CROWELL RD.
GREENWAY
AVE.
RD.
STATE HWY. 165
LANDER AVE.
STANISLAUS
MERCED
COUNTY
COUNTY
GOLF
RD.
JOHNSON
RD.
AVE.
DAUBENBERGER RD.
J16
TURLOCK
N
SCALE IN MILES
0
1/2


DALE RD.
LAMBUTH RD.
VALLEY HOME RD.
SCHULTZ RD.
AVE.
J9 LONE TREE RD.
PIONEER
J9
N
0 500
SCALE IN FEET

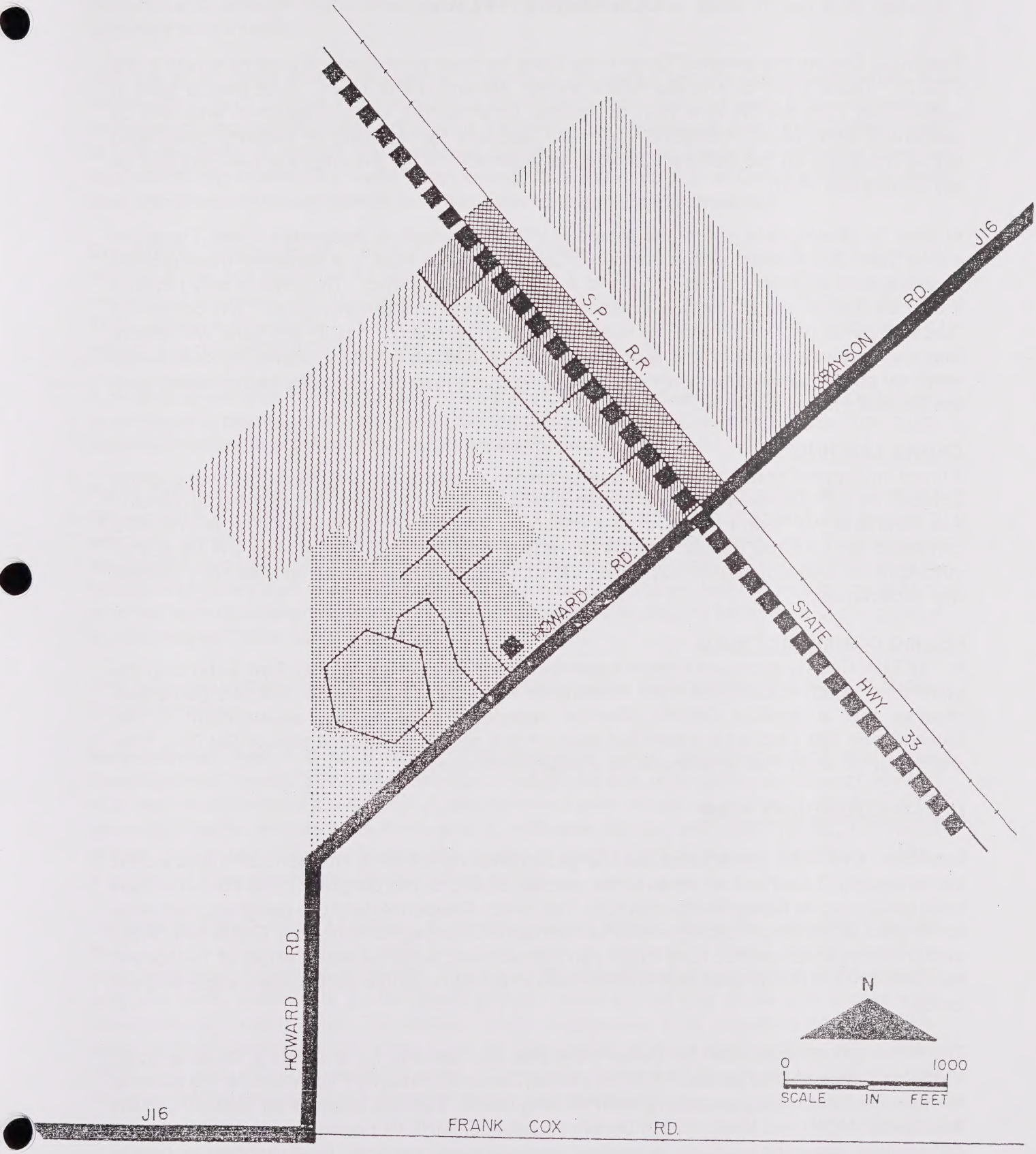
VALLEY HOME


N

0 2000

SCALE IN FEET

WATERFORD


S.P. R.R.
GRAYSON RD.
J16
HOWARD RD.
STATE HWY. 33
HOWARD RD.
J16
FRANK COX RD.
N
0
1000
SCALE IN FEET

WESTLEY

# COMMUNITY PLANS

Stanislaus County has adopted Community Plans for most of the unincorporated towns in the County. These plans outline the future growth pattern of the town. Each plan is used in conjunction with the General Plan to indicate whether the Urban Transition area will be residential, commercial, industrial, etc. Any requests for rezoning of property designated Urban Transition on the General Plan must be consistent with the proposed use category on the Community Plan.

In order to develop land within the sphere of influence which is designated Urban Transition on the Land Use Element of the Stanislaus County General Plan, the developer must request a general plan amendment, rezoning, and submit a tentative map. The latter is only required if development of the property is dependent on approval of a tentative map. The combining "Urban Service (US)" zone shall be used for all such rezoning. Use of this zone will require that the property annex to the appropriate service district (sanitary, water, or community services) prior to development while still requiring that the underlying zone be consistent with the General Plan designation.

## CROWS LANDING

It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water systems, lack of sanitary sewer, and existing Williamson Act contracts will keep its growth to a minimum. Projected 2010 population is only 475 compared to the 1980 population of 436. It is anticipated that this growth will be due to infilling rather than community expansion. The Community Plan shown on Map 1A-1 reflects this expectation.

## DEL RIO COMMUNITY PLAN

In 1992 the County approved a major expansion of the Del Rio Community Plan, extending the community south to Ladd Road and from Carver Road east to McHenry. The two-tiered plan requires that a detailed Specific Plan be completed prior to any development in the undeveloped Tier Two area, which lies south of the current developed area of Del Rio. (The Del Rio Community Plan is available as a separate document.)

## DENAIR COMMUNITY PLAN

Land Use. One of the primary land use changes involves establishing an urban buffer area around the community. To achieve an urban buffer, parcels located on the periphery of the Plan Area have been designated as Estate Residential (ER). The Estate Residential land use designation will allow for the gradual blending of urban development with surrounding agricultural uses. Estate Residential also promotes a well-defined rural small town characteristic edge between the City of Turlock and the Community of Denair where agricultural operations may no longer continue as a viable land use option.

The future growth forecasted for Denair translates into demand for a variety of housing types. Vacant and underutilized parcels within the existing Denair Community Plan Area offer the potential for meet the forecasted population growth housing needs. Suitable locations for Medium-Density Residential (MDR) and Medium High-Density Residential (MHDR) housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public transit opportunities. Development of housing at medium and medium high densities in and around the community's commercial district would positively influence the overall appearance of the

community and add new residents who are likely to shop in Denair's commercial district. As such, Medium- and Medium High-Density land use designations have been moved from Denair's periphery to its interior.

With the community's small size and the proximity to competing commercial centers outside the community (City of Turlock), the community's downtown commercial core takes on a neighborhood convenience and specialty commercial focus that meets the convenience goods and services needs of local residents. In addition, the downtown commercial area can become a gathering place for local community events. To provide an opportunity for the revitalization of Denair's historical urban core, the community's commercial area has been centralized and compacted.

**Circulation.** Waring Road, Taylor Road (west of Waring Road) and Zeering Road (west of Waring Road) are classified as Major Roads. Class II bike lanes are designated along major roadways consistent with the Stanislaus Area Association of Governments' *Regional Bicycle Transportation Master Plan*. Additional Class II bike lanes provide connectivity to downtown, school and recreational facilities and to the multi-purpose trail system.

A multi-purpose trail, offering access to a variety of users, including pedestrians, cyclist and equestrians is planned along the canals on the plans eastern and northern edges. The multi-purpose trail ties into the community's bikeway network.

**Public Facilities.** The Community of Denair is devoid of parks and other public outdoor areas for recreating, gathering, and socializing. The County's minimum standard for providing adequate parkland is 3 acres of parkland / 1,000 residents. The Community Plan diagram depicts the general location of future neighborhood and community park sites. The general locations of future park sites are conceptual and indicative of park locations based on service area radius, major streets and surrounding land uses. Parks should be located in the general vicinity shown in the Community Plan.

The following general standards define the various park designations identified in Denair Community Plan:

**Neighborhood Park – 3 to 5 acres.** Neighborhood parks are designed to meet local "neighborhood" needs, and are intended to be within walking or bicycling distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major natural or manmade barriers (e.g., railroads, canals, and major roads) that inhibit access to the park. Neighborhood parks usually emphasize child oriented facilities providing a variety of play spaces and associated amenities.

**Community Park – 10 to 15 acres.** A community park should serve the community and be developed to serve specific recreational needs such as baseball, softball, hard court areas, swimming pool, or recreation center. Patrons of these facilities are expected to drive to the park. As such, community parks should provide adequate parking areas and access from collector and/or major roads. The location of the community park should avoid the need to travel through neighborhoods. Care must be taken when siting a community park to avoid conflicting with nearby residential uses. Community parks can be developed as joint-use facilities able to accommodate seasonal storm drainage basins.

**Setting.** The Community of Denair is located in the south central portion of Stanislaus County, east of the City of Turlock. Most of the community is surrounded by productive farmland, though residential development within the City of Turlock lies only a mile to the west. The community is bisected by the Burlington Northern-Santa Fe Railroad.

**Development History and Pattern.** Originally a Quaker settlement, the Denair community was first called Elmwood Colony and then Elmdale. In the early 1900s, the Modesto Bank subdivided 640 acres as a townsite. John Denair, a railroad superintendent, subsequently purchased the townsite, and the town's name was changed, fittingly, to Denair.

The original townsite was surveyed and developed at right angles to the Burlington Northern-Santa Fe Railroad, which runs in a northwest/southeast direction. More recent development patterns have been on the traditional north/south grid, leaving Denair's historic core physically offset from newer development.

**Land Use.** The Denair Community Plan area encompasses 1,013 acres between Taylor Road on the north and Tuolumne Road on the south. The Turlock Irrigation District Main Canal binds Denair on the east while Waring Road generally forms the community's western boundary. The Denair community is buffered by land designated as Estate Residential. This residential land use designation provides a transition from the urbanized environment of the town to surrounding agricultural uses. In the southwest portion of the plan, an agricultural buffer is established between the Denair community and the City of Turlock.

Denair's commercial core area is compact to maximize development opportunities. Higher density residential development is located near the downtown commercial core for easy access to downtown services. The Denair Community Plan contains adequate land to support a population of approximately 8,000 residents. Table 1 provides a summary of land uses within the Denair Community Plan area.

*Table 1: Denair Community Land Use Profile*

| *Land Use* | *Developed Acreage* | *Vacant Land* | *Total Acreage* | *Percent Of Total* |
|---|---|---|---|---|
| *Estate Residential (ER)* | *132* | *153* | *285* | *28%* |
| *Low Density Residential (LDR)* | *275* | *263* | *538* | *53%* |
| *Medium Density Residential (MDR)* | *17* | *0* | *17* | *2%* |
| *Medium High Density Residential (MHDR)* | *6* | *11* | *17* | *2%* |
| *Commercial (C)* | *12* | *24* | *36* | *4%* |
| *Industrial (I)* | *5* | *0* | *5* | *1%* |
| *Parks** | *0* | *34* | *34* | *3%* |
| *Schools*** | *61* | *20* | *81* | *8%* |
| *Total* | *508* | *505* | *1,013* | *100%* |

*Notes:*
**Parks vacant land acreage is based upon a calculation need of 3 acres / 1,000 population projected in the Community Plan*

*** School vacant land acreage assumes two additional elementary schools will need to be provided.*

Circulation. Primary roadways within the community are Monte Vista Avenue, Main Street, Zeering Road, Lester Road and Santa Fe Avenue. Traffic within the community is relatively light, with most of Denair's roadways operating at LOS C or better. Signalization of the community's main intersections (Lester Road at Monte Vista Ave/Main Street, Santa Fe Avenue at Main Street and Zeering Road at Gratton Road) will improve traffic flow. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the Community's residential areas with downtown, recreational and school facilities and along the irrigation canals at the Community's edge.

Public Services

Wastewater Collection and Treatment. The Denair Community Services District provides wastewater service. Wastewater is conveyed to the City of Turlock Wastewater Treatment Plant for treatment. For the past 13 years, growth in Denair has been retarded due to the capacity of the sewer interceptor between Denair and Turlock.. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock Wastewater Treatment Plant.

Water Service. The Denair Community Services District provides potable water service to the Denair community. Domestic water is supplied by wells that pump groundwater. Water quality is good and no treatment is provided

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department that maintains a sheriff's substation within the Denair community. The California Highway Patrol shares space with the County Sheriff's Department in the substation located on East Main Street.

Fire Protection. The Denair Fire District (DFD) has the responsibility for fire protection, paramedic services and emergency rescue services to Denair and surrounding areas. The DFD is a volunteer fire department. Response time within the Denair community is 3 to 5 minutes.

Schools. Denair is located within the Denair Unified School District. The District has one elementary school (K-4), one middle school (5-8) and one high school (9-12). To accommodate growth, the Community Plan identifies general locations for future school sites.

Parks and Recreation. The Denair Community Services District provides park and cultural activity centers services in the community. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents. The Community Plan illustrates the general location of future park sites, including 1 Community Park and 3 neighborhood parks.

## Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Denair community and are intended to guide development within the Denair Community Plan Area:

### GOAL ONE

Reinforce Denair's small rural town character.

#### POLICY ONE

The County shall work with the Denair Municipal Advisory Committee, and other interested groups, to develop a Downtown Master Plan for the planning and implementation of programs to support the vitality of the downtown area. The Master Plan should include detailed development guidelines for downtown.

#### POLICY TWO

Promote the vitality of Denair's central business district and preserve Denair's small town character by encouraging it to become a unique shopping district and community events area with a variety of retail commercial, office residential, civic, cultural and recreational uses.

#### POLICY THREE

Reduce the area currently designated for commercial uses in the community as a means of concentrating retail activity in a focused area.

#### IMPLEMENTATION MEASURES

1. Develop gateway treatments to mark the entries to the downtown at Santa Fe Avenue and Main Street and at Gratton Road and Main Street.

2. Create a pleasant pedestrian street environment through attractive streetscape design and features including street trees, lighting, sidewalks and planters.

3. Develop design guidelines for new and existing building renovation in the downtown, in keeping with a small town, pedestrian oriented street character.

4. Consider use of Redevelopment Agency funds for enhancement projects.

## GOAL TWO

Provide a well-defined community edge between Denair and adjacent agricultural land, as well as between Denair and the City of Turlock.

### POLICY ONE

Create a greenbelt / buffer around the perimeter of the Community that provides clear sense of identity for the Community of Denair.

### POLICY TWO

The Denair Community Plan should promote very low density residential uses along the Community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between Community of Denair and the City of Turlock.

### IMPLEMENTATION MEASURES

1. Estate Residential shall be designated along the northerly, westerly and easterly periphery of the Denair Community Plan Area to reduce urban density toward the edge of the Community Plan Area.

2. The sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan Area to limit growth influences beyond the Plan Area.

3. Landscape design requirements shall be considered for new projects, which develop along the entryways to the Community of Denair, in particular to Waring Avenue, Monte Vista Avenue, Gratton Road and Santa Fe Avenue. Landscape design should promote a sense of transition from the surrounding agricultural area to urban setting. Utilization of trees to screen urban uses along these entryways is encouraged.

4. Within the Community Plan area, properties designated Low Density Residential and located outside the boundaries of the Denair CSD, may be designated, "Low Density Residential" or "Estate Residential" on the General Plan. (This will allow development of ½ acre lots with public water or 1 acre lots without public water or public sewer.)

## GOAL THREE

Provide for the non-motorized transportation needs of the Denair Community.

### POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the Community of Denair.

### POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's downtown core in accordance with the Denair Community Plan diagram.

### POLICY THREE

The Community pedestrian and bicycle facilities shall connect to regional pedestrian and bicycle facilities.

### IMPLEMENTATION MEASURES

1. Develop irrigation canals as non-motorized transportation enhancement to promote the walking, cycling and other non-motorized means of transportation.

2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use canal right-of-way / easement for multi-purpose recreational trails, as identified on the Denair Community Plan diagram.

3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Denair Community Plan.

## GOAL FOUR

Provide for the recreational needs of residents of the Denair Community.

### POLICY ONE

New development shall provide the residents of Denair with adequate parkland facilities to meet the County standard of 3 acres per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall work to acquire and develop parkland, including adequate facilities to accommodate one community park. The general location of future park sites is portrayed on the Community Plan diagram.

## HICKMAN COMMUNITY PLAN

Significant population growth is not anticipated in Hickman. Presently, the service area is mostly developed and there has been little demand for expansion. Some growth is expected in existing lots, but there are a limited number of vacant lots that front on County roads.

## KEYES COMMUNITY PLAN

**Land Use.** Growth forecasted for Keyes translates into a demand for a variety of housing types. Vacant and underutilized parcels within the existing Keyes Community Plan Area, along with a northward expansion of the Community Plan Area offer the potential for providing the forecasted population growth housing needs. Growth, in the form of residential development, has been directed east of State Route 99 to avoid conflicts with industrial uses west of State Route 99. With the exception of an established mobile home park located north of Turlock Irrigation District's Upper Lateral 2½, Medium - and Medium High-Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of medium and medium high-density housing adjacent to the community's commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form.

With the community's small size and proximity to competing commercial centers outside the community (Cities of Ceres and Turlock), the community's commercial designations take on a neighborhood convenience focus. The Commercial designations within the community are intended to provide essential community retail goods and services. Activities may range from a single commercial use to a neighborhood shopping center. The Highway Commercial land use designation adjacent to the State Route 99 / Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public. The State Route 99/Keyes Road Interchange also serves as an important gateway into the community.

Industrial and Planned Industrial land uses west of State Route 99 are buffered from sensitive land uses to the east of the highway. Industrial and Planned Industrial uses are afforded direct access to heavy rail service, and vital regional north-south and east-west transportation corridors.

The Community Plan includes an area designated Urban Transition. The Urban Transition land use designation recognizes the lands current commitment to Williamson Land Conservation Act contracts. The Urban Transition land use designation also recognizes the importance of this area in the overall development of community-wide circulation improvements and relationship to adjacent planned urban land uses. It is anticipated this area will, in the future, be developed as Low Density Residential.

**Community Character.** Community character is crucial for establishing the overall vision of what constitutes a desirable and viable community. The present appearance of the community along the State Route 99 corridor, as with many corridor communities, is unattractive. A lack of urban landscaping, key community entryways and unsightly land uses adjacent State Route 99 contribute to a negative image which discourages interest in investing in the community.

The residents of Keyes envision a cohesive small town that encourages social interaction among its community members. The Plan along with its goals, policies and implementation measures address neighborhood character, community edge and entryways into the community. The community core along 7th Street has its own unique character as a pedestrian-oriented concentrated area of residential, commercial, and public and quasi-public uses. Future development should enhance the vitality of the community core along 7th Street while retaining a diversity of residential, commercial and public and quasi-public uses.

**Circulation.** Faith Home Road (north of Keyes Road), Keyes Road (east of Faith Home Road) and Golden State Boulevard (south of Keyes Road) are classified as Major Roads. Rohde Road, 7th Street, Nunes Road, and Washington Road are classified as Collectors. To promote a traditional local street pattern that evenly disperses traffic throughout the community, the Plan identifies the alignments for future roadway extensions. The Community Plan includes future easterly roadway extensions of Hollywood Drive, Anna Street, Esmail Avenue, Maud Avenue and Norma Way to serve east-west circulation. The Community Plan also includes future northerly roadway extensions of Jennie Avenue and Stella Avenue to serve north-south circulation.

To optimize Highway Commercial opportunities and accommodate forecasted traffic volumes on Washington Road, Ninth Street between Nunes and Keyes Roads should be abandoned. In its place, Washington Road should be extended to Keyes Road, opposite Golden State Boulevard. These modifications will improve circulation within the community and create a clear distinction between highway commercial and community related commerce, while establishing an opportunity for a prominent gateway for the community. The broad open area of the highway on- and off-ramps provides an opportunity for establishing a distinctive landscaped entry into the community.

The Community Plan encourages bicycling and walking. Two forms of non-motorized transportation routes are depicted on the Community Plan Diagram. Bike lanes are designated along major roadways consistent with the Stanislaus Council of Governments' (formally Stanislaus County Area Association of Governments) *Regional Bicycle Transportation Master Plan*. Bike lanes provide connectivity to neighborhoods, commercial centers, school and recreational facilities.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along Turlock Irrigation District's Upper Lateral No 2½ right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists.

**Parks.** Hatch Park is the only park available to all residents of Keyes. This park does not meet the County's minimum standard of providing 3 net acres of parkland/1,000 residents needed to support the community's current population. To accommodate growth, the Community Plan

diagram envisions the expansion of Hatch Park into a community park. The Community Plan also identifies the general location of future neighborhood park sites. The neighborhood park symbols do not denote precise park locations, but suggest approximate locations for additional parkland acquisitions.

The following general standards define the various park designations identified in the Keyes Community Plan:

**Neighborhood Park – 3 to 5 Acres.** Neighborhood parks are designed to meet local "neighborhood" needs, and are intended to be within walking or bicycle distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major barriers (e.g., canals, collectors or major roads) that inhibit access to the park. Neighborhood parks should emphasize child-oriented facilities providing a variety of play spaces and associated amenities. Neighborhood parks should also be bound on all four sides by local streets to promote safety and public access.

**Hatch Community Park – 15+ Acres.** To provide for recreational needs of the community such as baseball, softball, and hard court areas, and family-oriented activities such as picnic areas and an indoor recreation center, Hatch Park should be enlarged to provide a minimum of 15 acres. Patrons are expected to drive to this facility. As such, Hatch Park should be bound by streets to minimize on-site parking requirements. As a highly active center, residential or other noise sensitive land uses should not directly abut the park.

**Schools.** Keyes is served by two school districts providing elementary and secondary education. The Keyes Unified School District provides for elementary (grades K-8) education. The Turlock Joint Union High School District provides for secondary (grades 9-12) education. Existing, planned and proposed school sites are shown on the Community Plan diagram. The proposed elementary school symbol does not denote the precise school site location, but suggests an approximate location for an additional elementary school.

**Development History and Pattern.** Keyes dates back to 1871 when it was a railroad siding of the Central Pacific (now Union Pacific) Railroad. The siding was named Keyes Switch, after Thomas J. Keyes, a state senator who resided nearby. The community grew slowly, consisting of only 16 families when the Keyes Grammar School was established in 1905-1906. The construction of the school and a church spurred additional growth, which slowed once more during the Great Depression. In the 1990s, the community grew faster than the County on average and reached an estimated 3,400 residents by 1998.

Like many other Central Valley towns, Keyes' original townsite was laid out at right angles to the northwest/southeast trending railroad. More recent development patterns have been on a traditional north/south grid, leaving Keyes' historic core physically offset from newer development. State Route 99 parallels the Union Pacific Railroad corridor to the east. The State Route 99 bypass, constructed in the mid-1980s, physically divides the community.

**Land Use.** The Keyes Community Plan area contains adequate land to support a population of approximately 9,300 residents. The Community Plan accommodates future growth in the most efficient manner possible. The Community Plan is aimed toward maintaining a compact urban form, preserving surrounding agricultural lands.

The Plan area encompasses 857 acres between the Turlock Irrigation District Lateral Number 2-1/2 on the north and Keyes Road on the south. Faith Home Road serves as the community's western boundary. Washington Road serves as the community's eastern boundary. The majority of commercial and residential land uses lie east of State Route 99 while industrial uses are located to the west of State Route 99.

New residential development is targeted for the community's northern and eastern areas. The Community Plan also includes land designated as Urban Transition. This land is presently under Williamson Land Conservation Act contract. Should the Williamson Act contracts not be renewed in the future, the land may be developed as Low Density Residential.

The Community Plan encourages the development of commercial areas which conveniently serve residential population, provide employment opportunities, form an attractive segment of the community and contribute to the County's tax base. Commercial development opportunities are provided at the northwest intersection of Washington Road and Keyes Road, and at the planned intersection of Faithhome Road and Hollywood Drive. In addition, the Keyes Community Plan designates land adjoining Golden State Boulevard, Keyes Road and State Route 99 for highway commercial development. Industrial uses are primarily located west of State Route 99.

Table 1 provides a summary of land uses within the Keyes Community Plan area.

Table 1: Keyes Community Land Use Profile

| Land Use | Developed Acreage | Vacant Land | Total Acreage | Percent Of Total |
|---|---|---|---|---|
| Low Density Residential (LDR) | 191 | 159 | 350 | 41% |
| Medium Density Residential (MDR) | 57 | 34 | 91 | 10% |
| Medium High Density Residential (MHDR) | 17 | 13 | 30 | 3% |
| Commercial (C) | 22 | 17 | 39 | 4% |
| Highway Commercial (HC) | 18 | 90 | 108 | 13% |
| Industrial (I) | 52 | 32 | 84 | 10% |
| Planned Industrial (PI) | 33 | 7 | 40 | 5% |
| Urban Transition (UT) | - | 48 | 48 | 6% |
| Parks* | 5 | 20 | 25 | 3% |
| Schools** | 12 | 30 | 42 | 5% |
| Total | 407 | 450 | 857 | 100% |

Notes:
*Parks vacant land acreage is based on a calculation need of 3 acres/1,000 residents projected in the Community Plan. Vacant parkland is representative of the Community Plan "Proposed Parks" symbol which denotes general location.

** Schools vacant land acreage includes the planned middle school to be developed adjacent to Washington Road, and for one additional elementary school that will be needed.

Circulation. The Community Plan identifies the location and extent of existing and proposed major roads, collector streets and local streets, as well as bikeways and rail lines. The Keyes Road interchange provides a vital link to the community from State Route 99. Keyes Road, Faith Home Road, Rohde Road/7th Street, Washington Road and Esmail Avenue are the community's primary roadways. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the community's residential neighborhoods with retail centers, recreational and school facilities, and other public facilities.

Public Services

Wastewater Collection and Treatment. The Keyes Community Services District provides wastewater collection. Wastewater is conveyed to the City of Turlock wastewater treatment plant for treatment. Population growth in Keyes has been impeded due to capacity limitations of the sewer interceptor between Keyes and the City of Turlock wastewater treatment plant. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock wastewater treatment plant.

Water Service. The Keyes Community Services District provides water service to the Keyes community. Domestic water is supplied by wells that pump groundwater. The groundwater is treated at the well head prior to being conveyed to customers.

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department. The County maintains a Sheriff's substation within the Keyes community. The California Highway Patrol shares space with County's sheriff's Department in the sub-station located on 7th Street.

Fire Protection. The Keyes Fire Protection District provides fire protection and paramedic services to the Keyes and surrounding areas. The District is a volunteer fire department. The average response time is two minutes.

Schools. Keyes is located within the Keyes Unified School District and the Turlock Joint Union High School District. The Keyes Unified School District has three schools, one charter school (K-8), one elementary school (K-8) and one pre-school all located on one campus site. Improvements are underway for a new middle school (Grades 6 - 8). The new middle will be located in northeast section of the community plan area, adjacent to Washington Road. The

Community Plan Diagram depicts the general location of a future elementary school site. High school-aged students (Grades 9 - 12) currently attend Turlock High School. Construction is underway for a new high school (Pitman High School) between Taylor Road and Christofferson Parkway. Once completed, it is anticipated that Keyes' high school-aged students will attend Pitman High School.

Parks and Recreation. The County provides and maintains one park facility within the community of Keyes. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents needed to support the community's present population. The Community Plan includes expanding Hatch Park into a 15 acre Community Park. The Community Plan also depicts the general location of future neighborhood park sites.

## Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Keyes community and are intended to guide development within the Keyes Community Plan Area:

### GOAL ONE

Achieve a harmonious relationship between the urban environment and surrounding agricultural setting.

#### POLICY ONE

Provide a land use pattern that is compatible with surrounding land uses and which provides an effective transition between the built environment and agricultural uses along the periphery of the community.

#### POLICY TWO

Discourage the designation/rezoning of residential land uses on land sharing a boundary with agriculture designated lands outside the Community Plan Area.

#### POLICY THREE

Provide adequate setbacks and/or non-residential improvements between residential development and adjacent agricultural land uses outside the Community Plan Area.

POLICY FOUR

Cooperate with the City of Ceres to the north and the City of Turlock to the south in establishing definitive community separator policies/implementation measures.

IMPLEMENTATION MEASURES

1. Residential land use designations/rezoning that share a boundary with agricultural designated lands outside the Community Plan area shall demonstrate that a 200 foot building setback or other comparable development setback can be provided. Setbacks may include physical improvements such as roads and canals.

2. Commercial, Highway Commercial, and Planned Industrial development shall be buffered from adjacent agricultural land uses outside the Community Plan Area by landscaping elements.

## GOAL TWO

Improve the visual appearance of the Keyes community.

POLICY ONE

Encourage the development of identifiable community boundaries to establish a sense of community identity.

POLICY TWO

Encourage the development of "Gateway" treatments at major entryways to the community.

POLICY THREE

Encourage the upgrading, beautification and revitalization of existing commercial areas along 7th Street.

POLICY FOUR

Develop and Implement Design Guidelines for new development and for revitalization of existing development within Keyes.

POLICY FIVE

Promote alternative design solutions to reduce the negative visual impact of walled developments within Keyes.

IMPLEMENTATION MEASURES

1. The County should adopt Design Guidelines for the Keyes Community. The guidelines should address residential subdivision design and connectivity, non-residential development, and design/establishment of a gateway/entry features for Keyes.

2. "Gateway" treatments should be established at the State Route 99/Keyes Road Interchange, and at Rohde Road and the crossing of the Turlock Irrigation District's Upper Lateral No 2 ½.

3. Develop positive, high quality landscaped edges along State Route 99 and major roads leading into the community

4. The County shall approve development proposals which include walls only if walls are necessary in order to mitigate the negative impacts of noise, visual separation from traffic, or to provide a barrier between incompatible land uses. Where walls are necessary, the County shall require separation from the roadway by a curb-adjacent sidewalk and a six-foot landscaped planter strip. A combination of walls, berming and vegetation is considered more desirable than walls used alone.

## GOAL THREE

Encourage attractive and orderly development which preserves a small town atmosphere.

### POLICY ONE

Provide a diverse community that integrates residential, commercial and industrial land uses supported by public facilities.

### POLICY TWO

Create an enhanced streetscape environment through the use of landscape and pedestrian access along arterial and collector streets.

### POLICY THREE

Medium and High Density Residential should be located along collectors, and be designed and oriented in order to function as part of the overall neighborhood.

### POLICY FOUR

Provide adequate lands to accommodate the development of commercial areas which will conveniently serve current and future residential needs.

POLICY FIVE

Minimize conflicts between industrial and planned industrial land uses by concentrating industrial activity west of State Route 99.

POLICY SIX

Provide convenient and accessible neighborhood commercial areas within the community to minimize vehicular trips needed for frequently used retail services.

POLICY SEVEN

Multi-family residential land uses shall be developed with a balance of open space, landscaping, and shall be accessible to commercial and recreational areas and public transportation facilities.

IMPLEMENTATION MEASURES

1. Commercial development shall be consistent in scale and character with surrounding neighborhood.

2. Commercial sites shall be developed in such a manner to not preclude direct access from residential areas for pedestrian and bicycle traffic.

3. County shall encourage and seek the revitalization of existing housing stock within the central core of the community.

4. County shall encourage and assist the commercial revitalization of 7th Street.

5. Walled and isolated residential enclaves shall be discouraged.

6. Residential areas shall be designed to create a pattern of activity that promotes community interaction within and with abutting neighborhoods.

7. Parks and schools shall be located and designed as neighborhood focal points.

8. Residential rear yards with walls shall be discouraged along collector streets within the interior of the community to avoid walled subdivisions. In situations where collectors with walls adjoin residential areas, cul-de-sacs should be used to create wall openings with pathway connections to encourage pedestrian access.

9. Development adjacent to Turlock Irrigation District Upper Lateral No 2½ shall maintain an open edge along the Lateral rather than backing against the Lateral.

## GOAL FOUR

Promote highway-oriented commercial development in the State Route 99 corridor.

### POLICY ONE

The County shall encourage the location of businesses and services (e.g., restaurants, service stations, lodging) in the State Route 99 corridor to serve the traveling public and local residents.

### IMPLEMENTATION MEASURES

1. Designate land adjacent to the State Route 99/Keyes Road Interchange with good highway visibility and access as Highway Commercial. Permitted uses shall be those determined by the County to be supportive of the overall goals and policies of the Keyes Community Plan.

2. Limit development adjoining State Route 99/Keyes Road Interchange to large sites and non-residential uses with generous landscaping.

3. The County shall designate land in the Golden State Boulevard/Keyes Road/State Route 99 Interchange corridor area as Highway Commercial.

## GOAL FIVE

Provide an interconnected system of streets and roads to distribute traffic and meet the circulation needs of the Community.

### POLICY ONE

The County should promote development of a traditional grid circulation system that distributes traffic, provides connectivity and offers multiple-route choices for motorists, as portrayed on the Keyes Community Plan Diagram.

### POLICY TWO

Open street patterns, that create a network of circulation connections with multiple points of ingress and egress are encouraged.

POLICY THREE

All roadways shall be designed to complement the urban development pattern and coordinate with pedestrian, bicycle and transit routes.

IMPLEMENTATION MEASURES

1. The County shall evaluate development proposals for conformance with the circulation system depicted on the Keyes Community Plan Diagram.

2. Recognizing the community's land use pattern, limited number of continuous north-south and east-west streets will result in less than acceptable service standards on a small number of streets, the following roads shall be extended and designated as Collectors as depicted on the Community Plan:

   a) Esmail Avenue shall be extended to Washington Road;
   b) Starlite Drive shall be extended to Washington Road; and
   c) Washington Road shall be extended to Keyes Road .

   The following local roads shall be extend to improve continuous north-south and east-west circulation as depicted on the Community Plan:

   a) Maude Avenue shall be extended to Washington Road;
   b) Anna Avenue shall be extended to Washington Road;
   c) Jennie Avenue shall be extended to future Starlite Drive extension; and
   d) Stella Avenue shall be extended to future Starlite Drive extension.

## GOAL SIX

Provide for the non-motorized transportation needs of the Keyes Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the community of Keyes.

POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's retail centers in accordance with the Keyes Community Plan diagram.

POLICY THREE

Community bicycle facilities shall connect to regional bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop multi-purpose trail adjacent to the Turlock Irrigation District Lateral 2 ½ to promote walking, cycling and other non-motorized means of transportation.

2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use Lateral 2 ½ right-of-way/easement for multi-purpose recreational trail, as identified on the Keyes Community Plan.

3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Keyes Community Plan.

## GOAL SEVEN

Provide for the recreational needs of the residents of the Keyes Community.

POLICY ONE

The County shall support expansion of Hatch Park as a Community Park.

POLICY TWO

The County should acquire additional parkland, pursuant the Keyes Community Plan, to meet the future parkland needs of the Keyes Community. Total parkland inventory should be consistent with the County standard of 3 acres of parkland per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall acquire lands to the north and east of Hatch Park to accommodate expansion of the Hatch Park site to promote the development of a 15 + acre community park.

2. The County, in conjunction with the Keyes Municipal Advisory Committee and other interested groups, shall work to upgrade and expand the facilities at Hatch Park to include facilities normally associated with a Community Park (e.g., baseball fields, community center, soccer fields).

## KNIGHT'S FERRY COMMUNITY PLAN

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-1 of the Support Documentation.

## LA GRANGE COMMUNITY PLAN

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

## SALIDA COMMUNITY PLAN

This land use plan reflects both existing land use patterns and gathered information to guide future land use decisions. In formulating this plan, it was apparent that a substantial portion of the community had already developed in a way which has produced few areas of potential land use conflicts. The designations included within this plan are intended to, whenever possible, mitigate those impacts, or prevent them from occurring in the future. This will, hopefully, result in an attractive and efficient pattern of living and working areas. In the event that development is proposed within the redevelopment area of Salida, Appendix 1-3 of the Support Documentation should be consulted for development standards.

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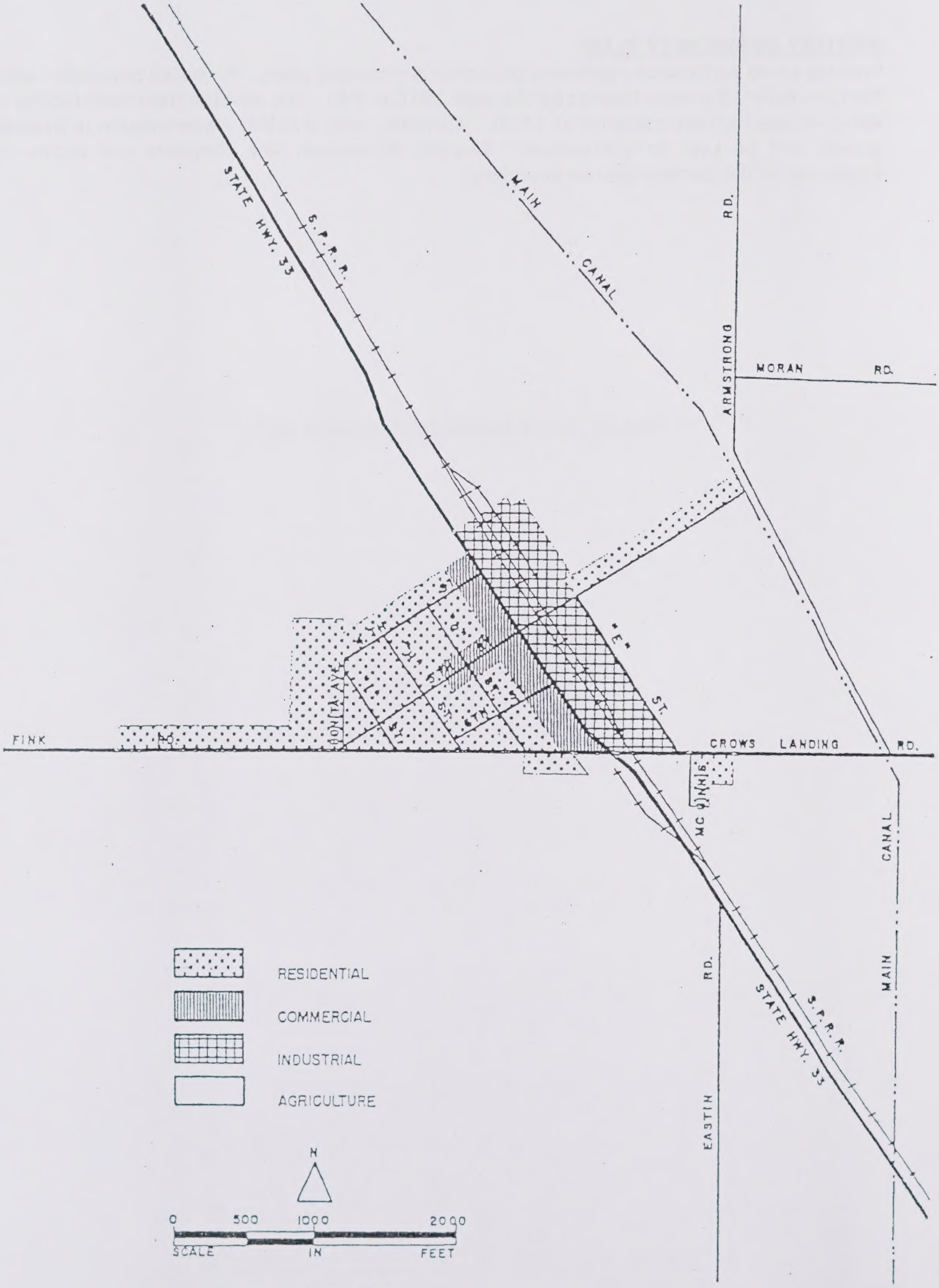
## WESTLEY COMMUNITY PLAN

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.




Community Plan

# CROWS LANDING

# DEL RIO COMMUNITY PL

## AREA I

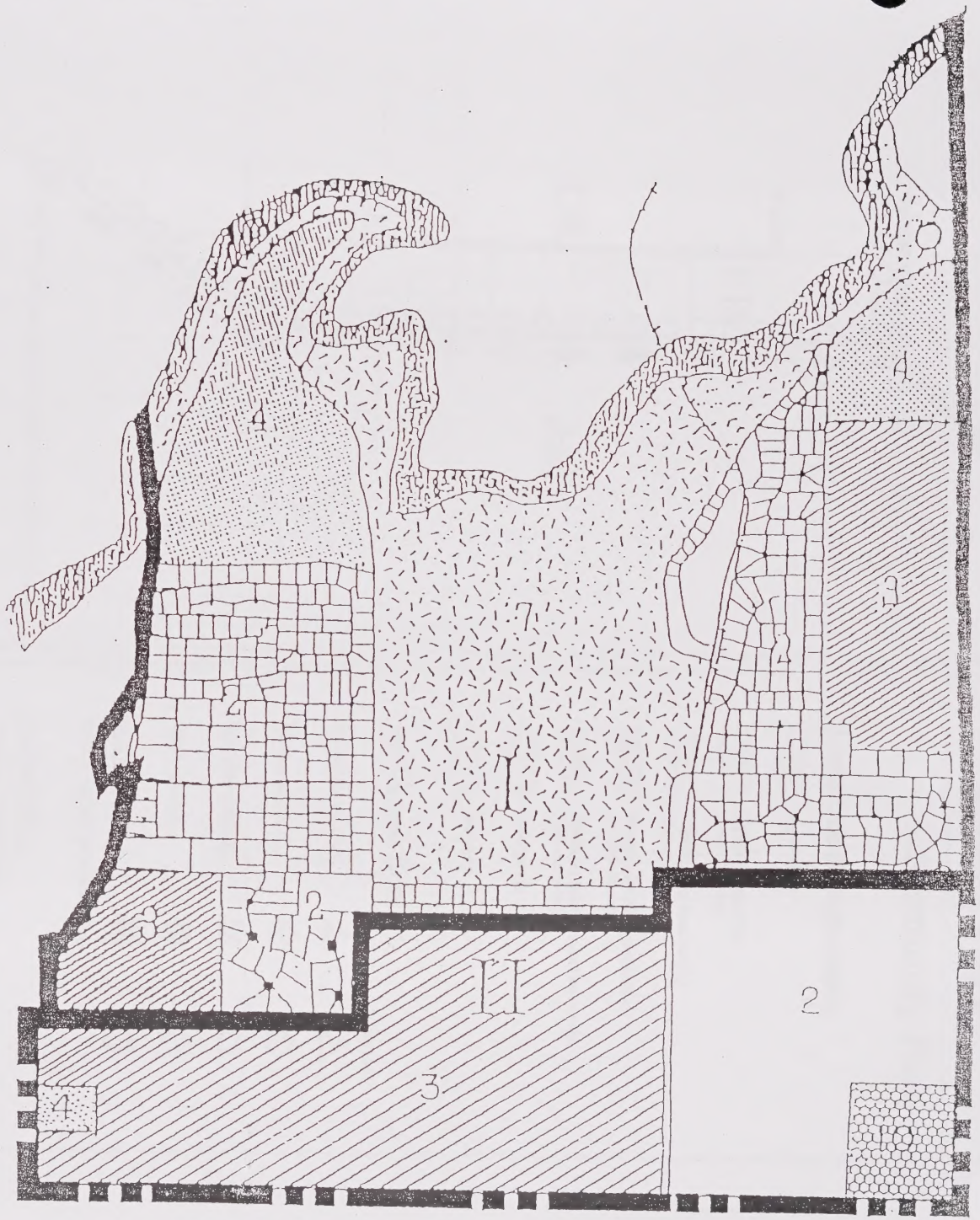
- APPROVE GENERAL PLAN AMENDMENTS
- REQUIRE PLANNED DEVELOPMENT
- REZONING ON NEW PROJECTS
- REQUIRE PROJECTS TO CONFORM TO AIR QUALITY / WATER MITIGATION MEASURES
- GENERAL PLAN DESIGNATIONS: LOW DENSITY RESIDENTIAL AND AGRICULTURE

## AREA II

- GENERAL PLAN AMENDMENTS POSTPONED UNTIL A DETAILED STUDY IS PREPARED OF WATER / AIR / AGRICULTURAL BUFFERING / CIRCULATION AND COMMUNITY SERVICES ISSUES
- GENERAL PLAN DESIGNATIONS: AGRICULTURE / SPECIFIC PLAN OVERLAY

Recreation
Open Space
River
Ag Use
1DU/AC
1DU/2AC

2 2 DU/AC
3 1 DU/AC
4 1 DU/2 AC
7 RECREATION
10 COMMERCIAL



# Denair

## Community Plan

### Land Use Designations

- AG — Agriculture
- ER — Estate Residential (1 du / 3 acres)
- LDR — Low Density Residential (0-7 du / acre)
- MDR — Medium Density Residential (0-14 du / acre)
- MHDR — Medium-High Density Residential (0-25 du / acre)
- C — Commercial
- I — Industrial

### Parks and Schools

| | Existing | Proposed* |
|---|---|---|
| Neighborhood Park | ▲ | △ |
| Community Park | ◆ | ◇ |
| Elementary School | ■ | □ |
| Middle School | ● | ○ |
| High School | ✹ | ✡ |

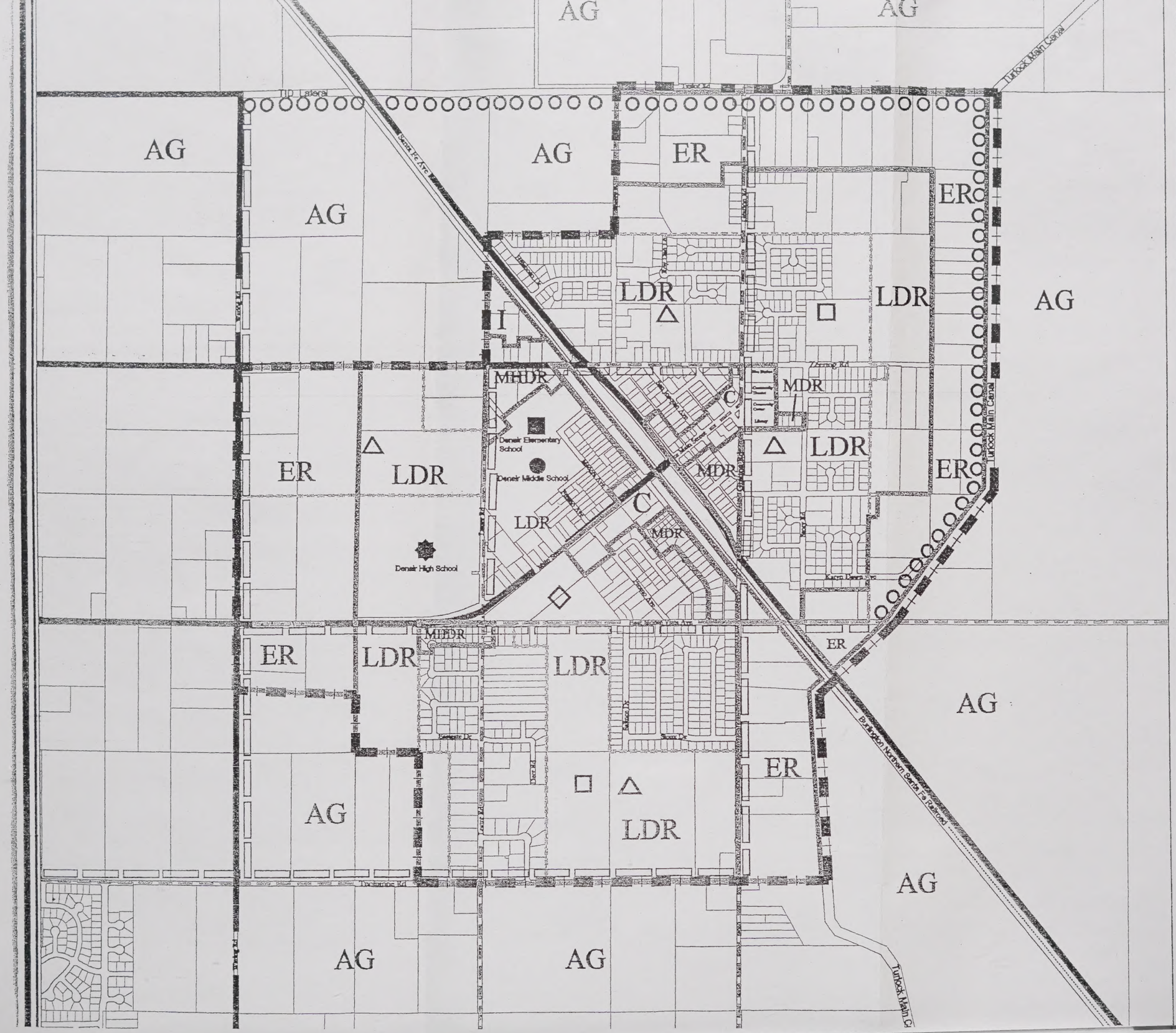
*Symbol denotes general location.

### Circulation

- Major Road
- Collector Road
- Railroad
- Class II Bike Lane
- Multi-purpose Trail

### Relevant Boundaries

- Community Plan Boundary
- Community Services District




0 400 800 1600

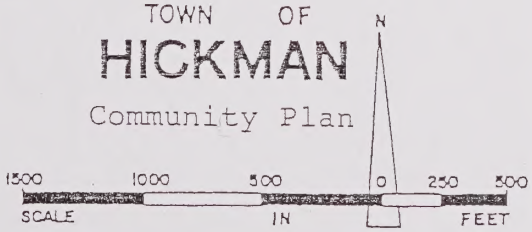
Scale: 1" = 400'

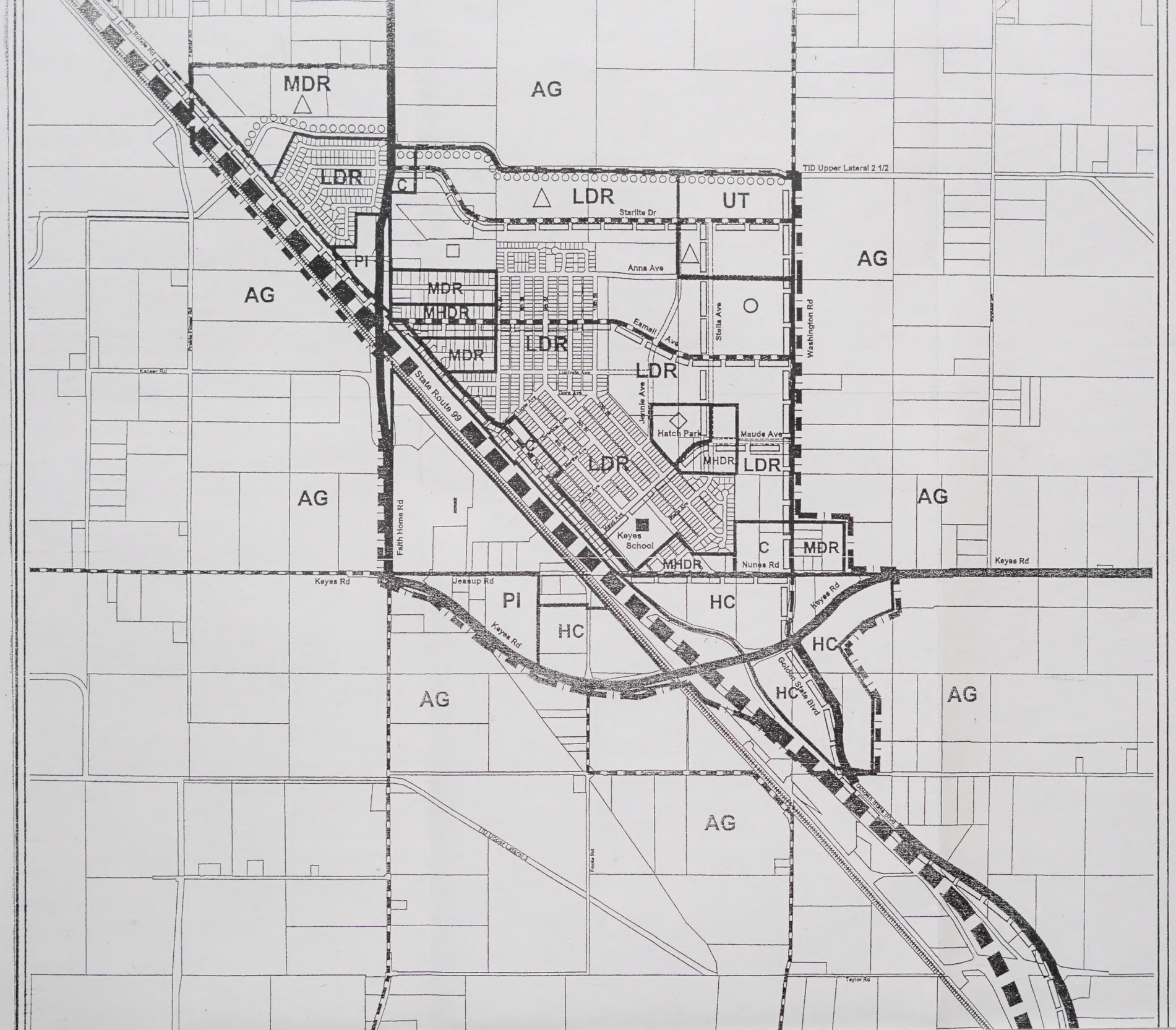
RRM DESIGN GROUP
Architecture • Planning • Engineering • Surveying • Interiors • Landscape Architecture
110 South Second Ave, Oxnard, California 93030 805/487-1794
1701 South Bigger Street, San Luis Obispo, California 93401 805/543-1794


TOWN OF

# HICKMAN

Community Plan






# Keyes

## Community Plan

### Land Use Designations

- AG — Agriculture
- UT — Urban Transition
- LDR — Low Density Residential (0-7 du / acre)
- MDR — Medium Density Residential (0-14 du / acre)
- MHDR — Medium-High Density Residential (0-25 du / acre)
- C — Commercial
- HC — Highway Commercial
- I — Industrial
- PI — Planned Industrial

### Parks and Schools

| | Existing | Proposed* |
|---|---|---|
| Neighborhood Park | ▲ | △ |
| Community Park | ◆ | ◇ |
| Elementary School | ■ | □ |
| Middle School | ● | ○ |

*Symbol denotes general location.

### Circulation

- Highway / Freeway
- Major Road
- Collector
- Future Road
- Railroad
- Bike Lane
- Multi-purpose Trail

### Relevant Boundaries

- Community Plan Boundary

Scale: 1" = 500'

0 500 1000 2000

RRM DESIGN GROUP

Architecture • Planning • Engineering • Surveying • Interiors • Landscape Architecture

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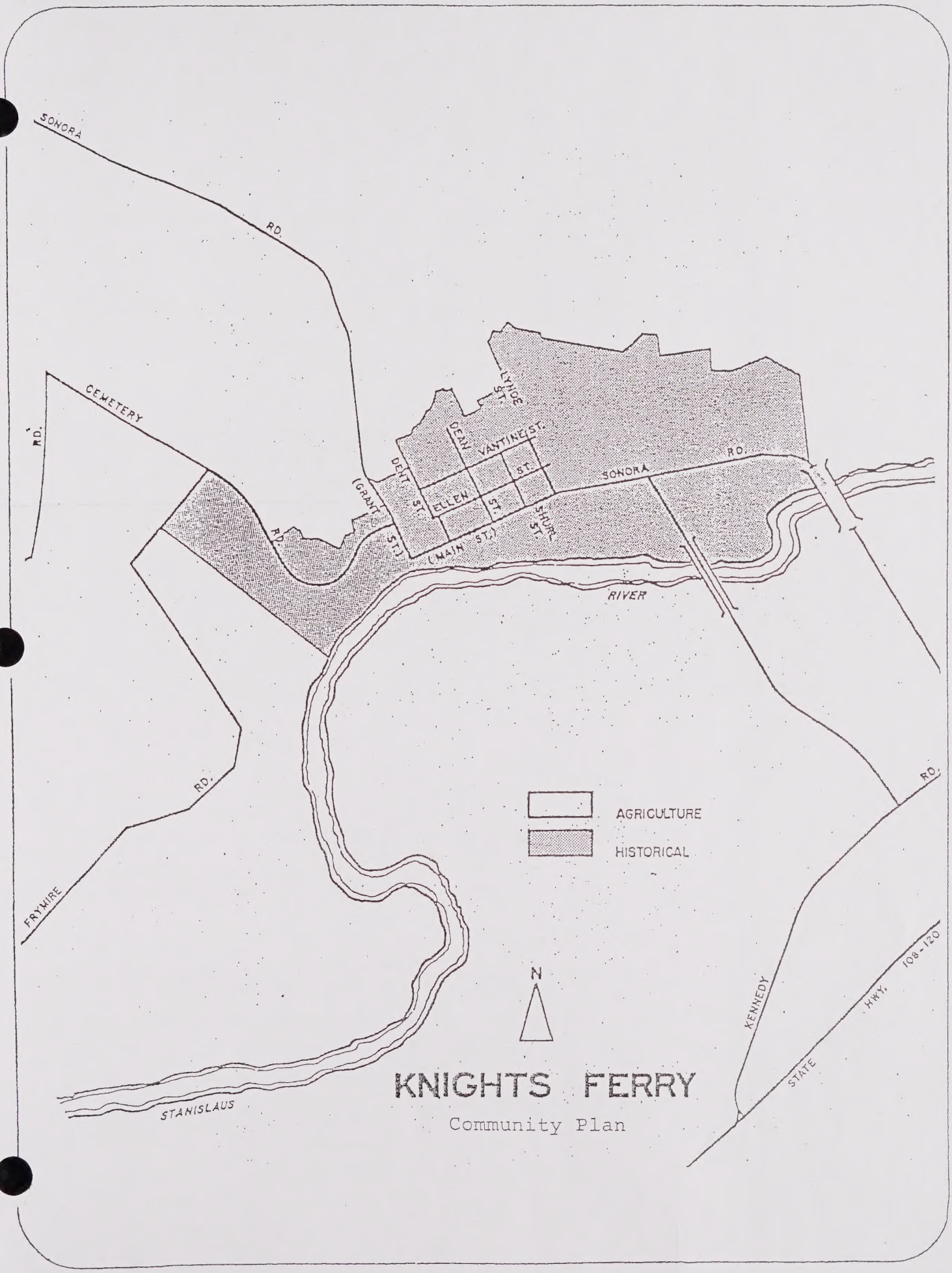
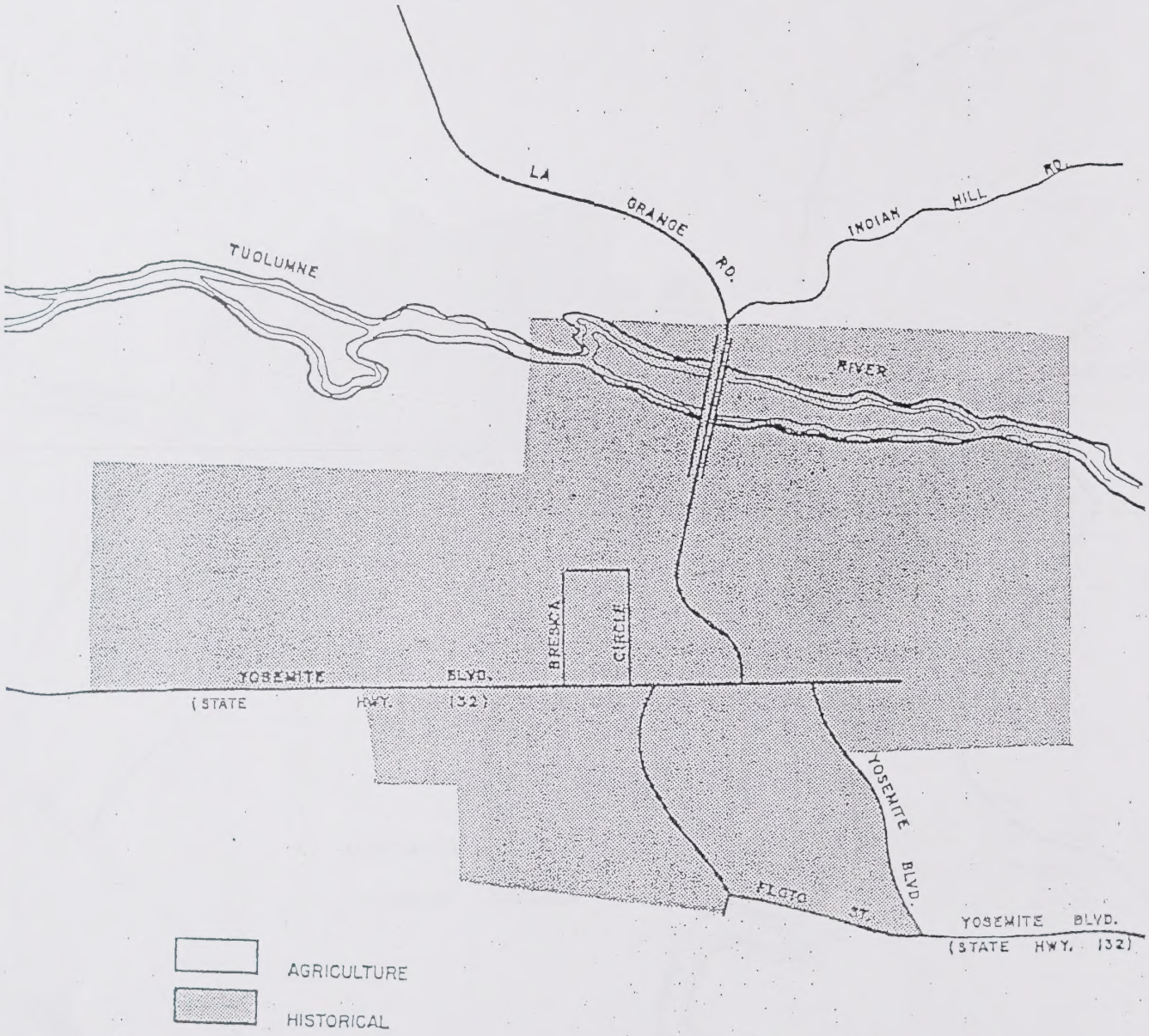



# KNIGHTS FERRY

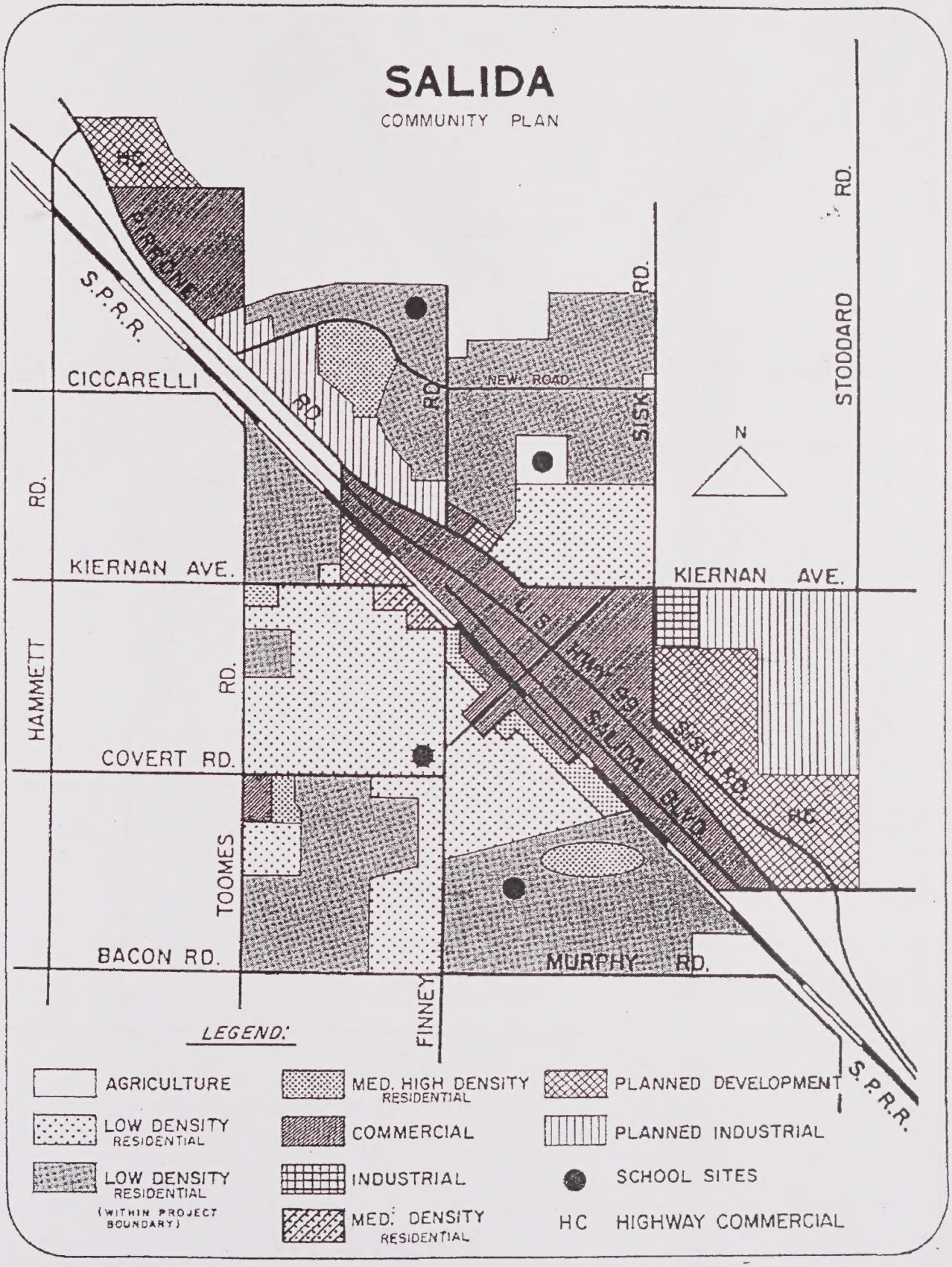
Community Plan

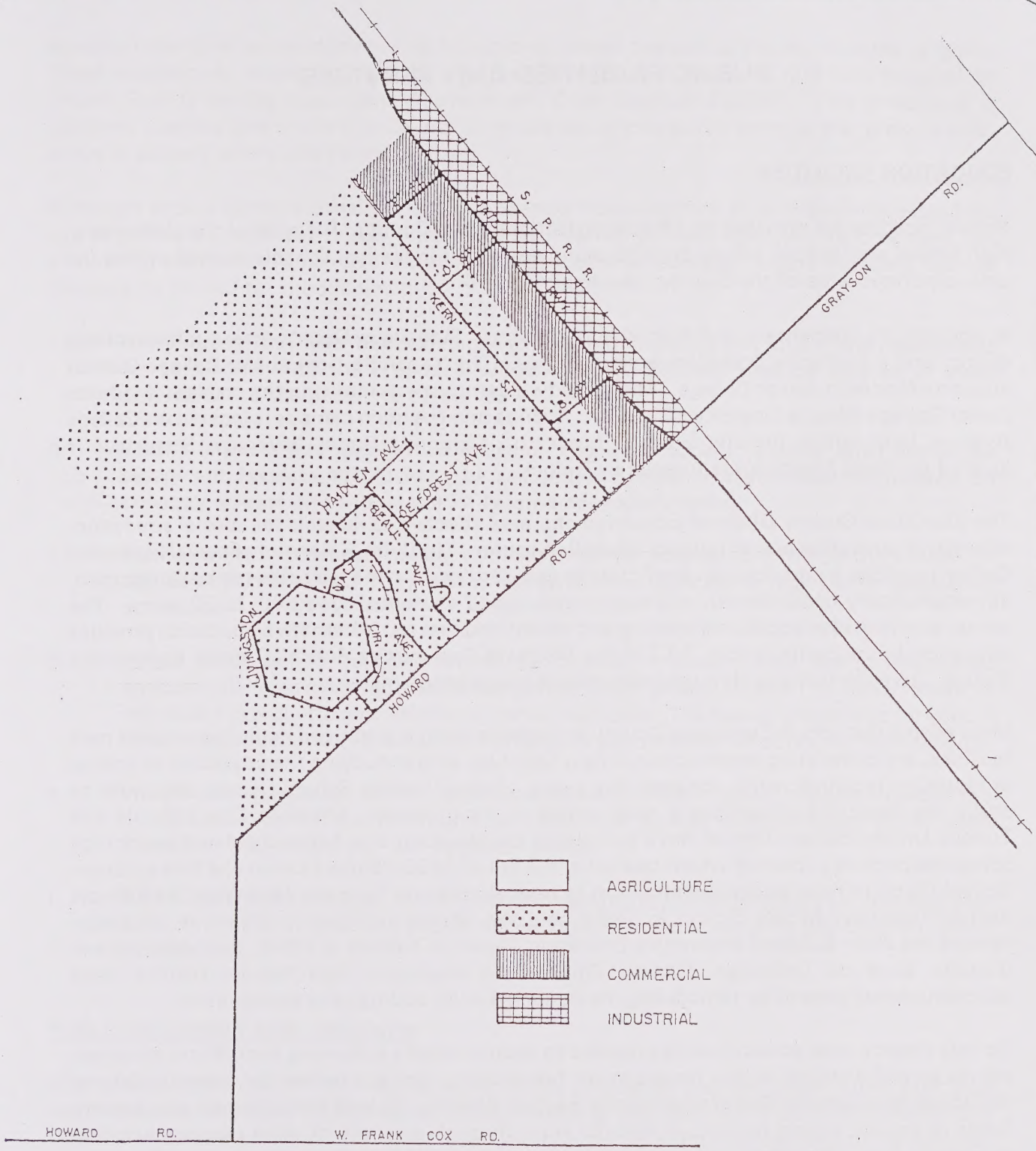



N

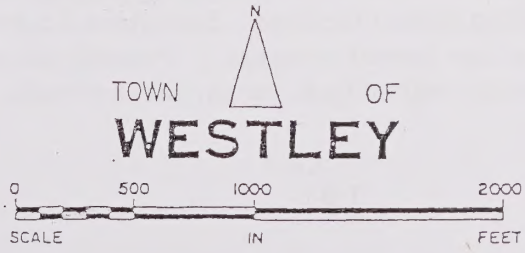
# LA GRANGE

Community Plan


SALIDA
COMMUNITY PLAN
HC
PIRELLI
S.P.R.R.
CICCARELLI
RD.
NEW ROAD
SISK
RD.
STODDARD
RD.
N
KIERNAN AVE.
KIERNAN AVE.
HAMMETT
RD.
COVERT RD.
U.S. HWY 99
SALIDA BLVD.
SISK RD.
HC
TOOMES
BACON RD.
MURPHY RD.
FINNEY
S.P.R.R.
LEGEND:
AGRICULTURE
LOW DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL (WITHIN PROJECT BOUNDARY)
MED. HIGH DENSITY RESIDENTIAL
COMMERCIAL
INDUSTRIAL
MED. DENSITY RESIDENTIAL
PLANNED DEVELOPMENT
PLANNED INDUSTRIAL
SCHOOL SITES
HC HIGHWAY COMMERCIAL




Community Plan



# PUBLIC FACILITIES AND SERVICES

## EDUCATION FACILITIES

School facilities are provided by 36 school districts in the County. For a list of the elementary, high school and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.

In addition to elementary and high school districts, Stanislaus County has a junior college district and a California State University campus. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gum Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.

The Stanislaus County Office of Education operates specialized schools for special education, alternative education and an outdoor education center. The John F. Kennedy Special Education Center provides a compete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students, aged birth to 22 years. The center also provides vocational training and parent counseling. Alternative Education provides education for students grades 7-12 in the Modesto Community School, Turlock Community School, Juvenile Hall and through independent study programs.

Most school districts in Stanislaus County are experiencing growth and many have added new facilities, are completing construction of new facilities, or are studying the possibility of adding or replacing facilities within the next five years. Denair Unified School District continues to study the feasibility of building a new school on its property. Modesto City Schools and Turlock Unified School District have completed construction of a high school and junior high school respectively, both of which opened in the fall of 1992. Empire Union and Sylvan Union School Districts have begun construction of new elementary schools, Modesto City Schools opened Hanshaw Middle School in 1991, and the Stanislaus County Office of Education opened the John B. Allard Alternative Education Center in Turlock in 1992. In addition, many districts such as LaGrange, Denair, Empire and Hughson High School District have accommodated growth by remodeling, renovating and/or adding relocatable units.

To help finance new school facilities needed to accommodate a growing population, state law allows school districts to levy development fees directly on new residential, commercial and industrial development (Government Code Section 65995). School districts may also acquire funds to provide school facilities in specific areas through a variety of other sources including mitigation fees, the state building program, creation of Mello-Roos Community Facilities Districts, and issue of local general obligation bonds.

California state law requires that the Land Use Element of the General Plan address criteria for locating various land uses, including school facilities. Stanislaus County has chosen to meet these requirements through the use permit process. Virtually all of the County zoning designations, including residential and agricultural zones, allow schools. This method requires

a public hearing to be conducted prior to approval unless the school district chooses to ignore these regulations. According to state law, the school district may vote (2/3 vote required) to ignore County zoning regulations (Government Code Section 53094). This procedure is routinely used by districts in this County, with the result that public schools are rarely, if ever, actually subject to the use permit process.

Although school districts usually choose to operate independently of local governmental land use regulations, proposed school sites must be referred to local agencies for comment. In evaluating sites for the location of schools, the County shall consider factors including, but not necessarily limited to, the following:

a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed school facility. Schools shall be located in areas convenient to the people to be served.

b. **Traffic impacts and public road access.** Proposed school facilities shall not cause significant impacts that cannot be mitigated. School facilities shall be located on collector streets and should not be located on major streets.

c. **Public safety.** Proposed school facilities shall be located to provide the maximum degree of public safety. They should not be located adjacent to high traffic generating activities.

d. **Parcel size.** School facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in other areas is necessary in order to most efficiently serve the public. The typical parcel size for school sites is approximately 10 acres for elementary schools and 40 acres for high schools.

e. **Impacts on agriculture.** School facilities shall be located to avoid impacts on adjoining agricultural uses. For the most parts they should be located within cities or in the Urban Transition area that a city will someday annex.

f. **Noise, dust, and vibration.** The proposed school facility shall not cause an unreasonable amount of noise or dust and should not be located in areas where it would be impacted by the same.

## PUBLIC BUILDINGS AND GROUNDS

With the exception of schools as discussed in the preceding section, most public buildings (such as the courthouse, County administration building, city halls, etc.) are located within the limits of incorporated cities. However, the County's public safety center and social services complex (County Center VI) are located in an unincorporated area near Ceres. In addition, there is much public land in the unincorporated part of the County. Most of this land is used for parks or preserved as open space. The locations of these lands can be found on Map 3-12 of the Conservation/Open Space Element.

This map also indicates lands owned by the United States Government which are used as open space. In addition to land used for open space, the United States Government owns the Crows Landing Naval Air Station near the town of Crows Landing. (This facility became a NASA facility in mid-1993, when the Navy abandoned it.) Land owned by the State of California is used largely for open space (both existing and future parks) and as right-of-way reserved for the future construction or expansion of roads.

In addition to identifying existing public buildings and grounds, the Land Use Element is required to designate "the proposed general distribution and general location and extent of the uses of land for . . . public buildings and grounds . . . ." Stanislaus County has chosen to permit public buildings and grounds in virtually all of the various zoning districts. Generally, a use permit is required, which allows public review of the request and allows Planning Commission review to ensure suitable locations. This method recognizes the diversity of the areas the plan covers, ranging from residential and commercial neighborhoods to farm and industrial lands. It also recognizes that such facilities could include a variety of uses such as hospitals, office buildings, fire stations, and airports. The permit process allows specific review of the relationships between the proposed uses and those that surround them either currently or in the future. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on city general plans as being appropriate for public facilities, when within Urban Transition, shall be considered consistent with this plan. In some instances, the state or federal law preempts local control and requirements. Therefore, review is only effective when the agency cooperates.

In evaluating the consistency of a public facility, the County shall consider factors including, but not necessarily limited to, the following:

a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.

b. **Traffic impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.

c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.

d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.

e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.

f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.

g. **Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

## LIQUID AND SOLID WASTE DISPOSAL FACILITIES

Solid Waste. With the passage of the California Integrated Waste Management Act of 1989 (AB 939), all counties and cities are mandated to provide fully integrated systems to deal with their solid waste. The law requires all communities to reduce the amount of solid waste that goes to disposal by 25% by 1995. That mandate increases to 50% reduction in the year 2000. The County is required to produce a comprehensive planning and implementation document, the Countywide Integrated Waste Management Plan (CIWMP), to guide the County and the incorporated cities in every detail of their solid waste management activities.

The CIWMP provides direction and establishes goals so the entire community will be assured adequate, long-term disposal capacity. The law requires local jurisdictions to prioritize their waste management systems by utilizing the following hierarchy:

SOURCE REDUCTION

RECYCLING AND COMPOSTING

ENVIRONMENTALLY SAFE TRANSFORMATION AND LANDFILLING

To enable the County to meet state mandates, the community must have systems and facilities that are not only used for disposal, but also are capable of diverting significant portions of our waste from either landfilling or transformation (waste-to-energy).

Current status: The eight permitted solid waste facilities in Stanislaus County are described below.

Fink Road Landfill -- Owned and operated by Stanislaus County, this facility has a Class III fill operation for general refuse and a Class II monofill used exclusively for ash residual from the waste-to-energy facility.

Geer Road Landfill -- This facility is not actively receiving waste and is going through extensive state-mandated closure and post-closure activities. The facility is owned by Stanislaus County and the City of Modesto; Stanislaus County is performing the closure activities.

Bonzi Landfill -- This facility is a Class III landfill that is currently permitted to receive specified inert wastes. Owned and operated by a private company.

Stanislaus Resource Recovery Facility -- This is an 800-ton-per-day, mass-burn, waste-to-energy facility. Electricity is generated and sold to a public utility to offset the cost of the plant construction, operation and maintenance. Owned and operated by a private company.

Modesto Disposal Service Transfer Station/Resource Recovery Facility -- This is a large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Turlock Transfer -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company. The only facility that is inside an incorporated city (Turlock).

Bertolotti Transfer and Recycling Center -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Gilton Resource Recovery/Transfer Facility -- Owned and operated by a private company, this large-volume transfer station is permitted to receive general waste and recyclables from residential, commercial and industrial sources.

A majority of the collection and removal of garbage and refuse in the County is performed by franchised and permitted waste haulers. Private individuals can use any of the facilities except the Geer Road Landfill, which is closed, and the waste-to-energy facility, which restricts access to non-permitted haulers.

Recovery of recyclable and reusable materials takes place at each of the transfer stations. In addition, all of the franchised refuse haulers in the County operate systems for the curbside collection of recyclables on their residential routes.

Future perspective: Stanislaus County will continue to take a very active role in all aspects of solid waste management. Medium- and long-range plans will incorporate both future landfill capacity and diversion facilities. Projects like composting operations and material recovery facilities need to be planned for and encouraged. Facilities and projects that deal with the diversion of special wastes (food processing residue, demolition/construction waste, inert wastes, tires, de-watered sewage sludge and household hazardous wastes) should be allowed to continue and expand as justifiable.

It is imperative that both existing and potential disposal and diversion facilities be protected, thereby assuring proper opportunities for their continued use, expansion or development. The County will ensure that no new uses that conflict with solid waste facilities are permitted next to, or near, such sites.

*Responsible Departments: Environmental Resources, Board of Supervisors*

Liquid Waste. Liquid waste facilities (sewer plants) are located throughout the County. Each of the incorporated cities has its own facilities as do the unincorporated communities of Grayson and Salida. The Stanislaus County Housing Authority owns the system which serves Westley. The towns of Keyes and Denair use Turlock's facilities and Empire uses Modesto's. Nearly all of the citys' facilities are within the limits which they serve (six of nine) although all but one of these facilities are surrounded on at least three sides by County land (See Appendix I-6). Riverbank's plant is in San Joaquin County. Modesto's plant is partly inside the city and partly outside. Only Waterford's facilities are located totally in the County. In addition to incorporated towns, the systems which serve Grayson, Salida, and Westley are located in the County.

Liquid waste facilities are permitted only in the A-2 (General Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts, public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review.

*Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

# AREAS SUBJECT TO FLOODING

There are a number of areas within Stanislaus County which are subject to periodic flooding. They are located along the natural watercourses. These include the County's three major rivers: the Stanislaus, the Tuolumne and the San Joaquin. Several creeks are subject to flooding as well: Salado, Del Puerto and Orestimba west of the San Joaquin River; and Dry Creek, Little John Creek, and Sand Creek on the east side of the County. The Farmington Flood Control Basin located on Little John Creek in the northeasterly part of Stanislaus County floods periodically in order to protect lands downstream. In addition, all of the creeks flowing out of the Diablo Mountains should be considered potentially flood prone.

The County has recognized the need to plan and protect its residents as much as possible from flooding hazards. It has adopted a Flood Damage Protection Ordinance. It makes reference to the flood hazard areas which have been identified by the Federal Insurance Administration. The County has adopted that agency's Flood Insurance Rate Maps (FIRM) and has adopted specific regulations pertaining to building activities within those areas. Detailed maps are available in the County Department of Public Works, Building Inspection Division. The subject of flooding is discussed extensively in the Safety Element.

*Responsible Departments: Public Works, Building Inspections*

# LAND USE ELEMENT

# APPENDICES

APPENDIX I-1

RESOLUTION NO. 87-1

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATION ON UPPER MCHENRY AVENUE.

WHEREAS, the proper regulation of development along McHenry has been the subject of concern to the City of Modesto and the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the upper McHenry frontages for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 74-1 on April 11, 1974 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on upper McHenry Avenue.

Precise plans should be adopted to provide for two collector streets to cross McHenry at one-quarter mile intervals between Pelandale Avenue and Kiernan Avenue.

No planned development application should be approved which would conflict with the above mentioned precise plans or with the adopted Pelandale Avenue precise plan.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Shopping centers should be permitted only at the McHenry Avenue-Pelandale Avenue and McHenry Avenue-Kiernan Avenue intersections.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation.

The "Planned Development" designation which has been applied to upper McHenry Avenue should not be interpreted to allow non-residential uses to project easterly or westerly from the

McHenry frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area. With the exception of the shopping centers at the corners listed above, the following depths are hereby established:

A. From Modesto Irrigation District Lateral No. 6 north - 450 feet from the centerline of McHenry Avenue.

B. From the Modesto City Limits north to Lateral No. 6 on the east side of McHenry Avenue - 488 feet from the centerline of McHenry Avenue.

C. From the Modesto City Limits north to Lateral No. 6 on the west side of McHenry Avenue - the westerly property lines of the existing parcels.

Planned development applications on upper McHenry Avenue should include provisions for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Modesto City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Modesto and/or connected to the Modesto public sewer system when such annexation or sewer connection is demanded by the City of Modesto with the approval of the Stanislaus County Board of Supervisors.

All residential planned development approvals shall include provisions for annexation to the City of Modesto prior to occupancy thereof.

All planned development applications should provide for consistence with City of Modesto and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-2

RESOLUTION NO. 87-2

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS ON EAST F STREET, OAKDALE

WHEREAS, the proper regulation of development along East F Street has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the frontages of East F Street for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-4 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on East F Street.

No planned development application should be approved which would conflict with the precise plans of the City of Oakdale or Stanislaus county in regard to road right-of-way.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation or which serve the traveling public.

The "Planned Development" designation which has been applied to upper East F Street should not be interpreted to allow non-residential uses to project northerly or southerly from the East F Street frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area.

Planned development applications on East F Street should include provision for the ultimate usage of entire contiguous ownerships.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Oakdale City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Oakdale and/or connected to the Oakdale public sewer system when such annexation or sewer connection is demanded by the City of Oakdale with the approval of the Stanislaus County Board of Supervisors.

All residential planned development approvals shall include provisions for annexation to the City of Oakdale prior to occupancy thereof.

All planned development applications should provide for consistence with City of Oakdale and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-3

RESOLUTION NO. 87-3

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION ESTABLISHING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS AT FREEWAY INTERCHANGES AND ADJACENT FRONTAGE ROADS.

WHEREAS, the proper regulation of development at freeway interchanges and adjacent frontage roads has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate these interchanges and frontage road areas, for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-5 on April 14, 1977 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on freeway interchanges and adjacent frontage roads.

Planned Development Applications for freeway and adjacent frontage roads should be for only those uses that service highway oriented traffic and would not be more properly located in any of the zoning districts existing in the County of Stanislaus or any of the cities within the County.

All planned development applications for adjacent freeway frontage roads should include provision for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the appropriate City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the appropriate city and/or connected to a public sewer system when such annexation or sewer connection is demanded by said city with the approval of the Stanislaus County Board of Supervisors.

All planned development applications should provide for consistence with County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-4

SCHOOL DISTRICTS IN STANISLAUS COUNTY

ELEMENTARY SCHOOL DISTRICTS

Ceres Unified School District
Chatom Union School District
Denair Unified School District
Empire Union School District
Gratton School District
Hart-Ransom Union School District
Hickman School District
Hughson Union School District
Keyes Union School District
Knight's Ferry School District
La Grange School District
Modesto City School District
Newman-Crows Landing Unified School District
Oakdale Union School District
Paradise School District
Patterson Joint Unified School District
Riverbank School District
Roberts Ferry Union School District
Salida Union School District
Shiloh School District
Stanislaus Union School District
Sylvan Union School District
Turlock Joint Union School District
Valley Home Joint School District
Waterford School District

HIGH SCHOOL DISTRICTS

Ceres Unified School District
Denair Unified High School District
Hughson Union High School District
Modesto High School District
Newman-Crows Landing Unified School District
Oakdale Joint Union High School District
Patterson Joint Unified School District
Turlock Joint Union High School District

OTHER DISTRICTS OR SCHOOLS

Yosemite Community College District
California State University - Stanislaus
John F. Kennedy Complex for Special Education

APPENDIX I-5

LEGAL AUTHORITY FOR ADOPTION OF IMPROVEMENT ASSESSMENTS

General Obligation Bonds

Article XIII A, Section 1 of the California Constitution permits local agencies to issue "general obligation" bonds, subject to certain restrictions, to purchase or improve real property.

Mello-Roos Assessments

Section 53311 et. seq., of the California Government Code establishes and governs use of the "Mello-Roos community Facilities Act of 1982." Mello-Roos allows formation of a community facilities district to provide one or more of the following services:

"(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.

(b) Fire protection and suppression services, and ambulance and paramedic services.

(c) Recreation program services and the operation and maintenance of parks and parkways.

(d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems.

In addition "a community facilities district may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer which is necessary to meet increased demands placed upon local agencies as the result of development or rehabilitation occurring within the district. For example, a community facilities district may provide facilities, including, but not limited to, the following:

(a) Local park, recreation, or parkway facilities.

(b) Elementary and secondary school sites and structures provided that the facilities meet the building area and cost standards established by the State Allocation Board.

(c) Libraries.

(d) The district may also finance the construction of natural gas pipeline facilities, telephone lines, and facilities for the transmission or distribution of electrical energy to provide access to those services to customers who do not have access to those services.

(e) Any other governmental facilities which the legislative body creating the community facilities district is authorized by law to construct, own, or operate."

Benefit Assessment Districts

Regulations governing the Benefit Assessment District Act of 1982 are found in Government Code Section 54701 et. seq. This code allows a local government to form an assessment district to provide and pay for facilities needed for drainage, flood control, and street lighting.

Improvement Districts

Section 5000 et. seq. of the Street and Highways Act includes the provisions for forming districts under the 1911 Improvement Act. Such districts can be formed to provide infrastructure for sanitary sewers, drainage, grading, sidewalks, lighting, water supply, fire protection, flood protection, gas supply and almost anything else to improve street and highways.

Community Services District

Section 61600 et. seq. of the Government Code governs the use of community services districts to provide services. The purpose of a community services district is as follows:

"(a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.

(b) The collection, treatment or disposal of sewage, waste and storm water of the district and its inhabitants.

(c) The collection or disposal of garbage or refuse matter.

(d) Protection against fire.

(e) Public recreation by means of parks, including, but not limited to, aquatic parks and recreational harbors, playgrounds, golf courses, swimming pools or recreation buildings.

(f) Street lighting.

(g) Mosquito abatement.

(h) The equipment and maintenance of a police department of other police protection to protect and safeguard life and property.

(i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.

(j) The opening, widening, extending, straightening, surfacing, and maintaining, in whole or part of any street in such district....

(k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j)....

(l) the conversion of existing overhead electric and communication facilities to underground locations....

(m) To contract for ambulance service to serve the residents of the district as convenience requires....

(n) To provide and maintain public airports and landing places for aerial traffic.

(o) To provide transportation services."

School Facilities

State law authorizes school districts to impose impact fees.

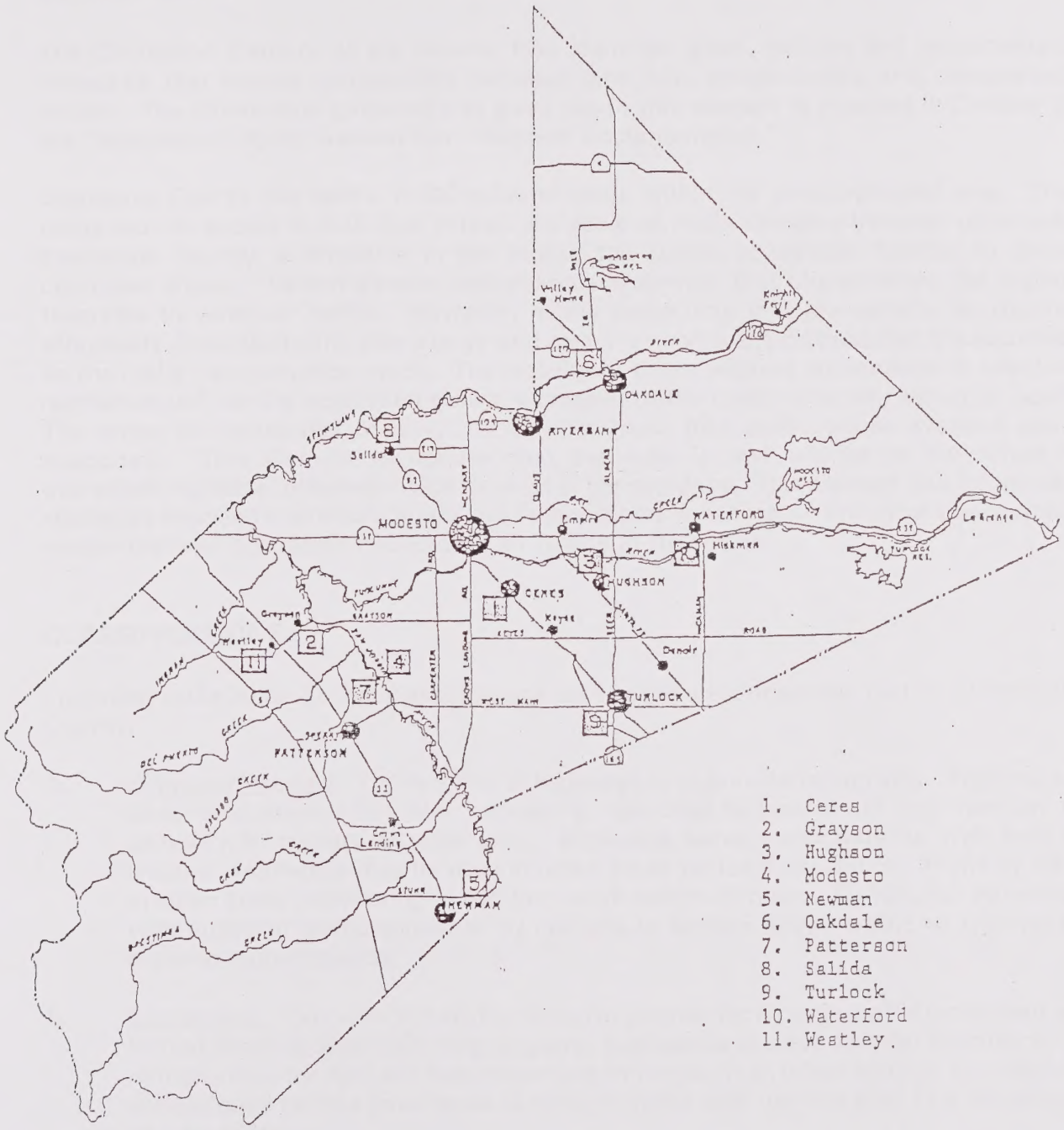
Subdivision Map Act

The State Subdivision Map Act (Section 66410 et. seq. of the California Government Code) includes provisions for requiring dedication for school property and parks. It also includes provisions for imposition of fees for both on-site and off-site improvements made necessary by the proposed development.

General Police Power

Stanislaus County, as all cities and counties, may implement general policies by imposing certain fees as part of its police power. A 1985 California Supreme Court decision Candid Enterprises v. Grossmont Union School, 39 Cal 3d 878 (1985) found that, under the general police power, a policy in the General Plan was adequate authority for imposing school fees not otherwise specifically mentioned in State Law.

# MUNICIPAL SEWER PLANTS
(LIQUID WASTE FACILITIES)



Chapter 2

# CIRCULATION ELEMENT

## BACKGROUND

The Circulation Element of the General Plan identifies goals, policies and implementation measures that ensure compatibility between land use, infrastructure and transportation modes. The information gathered that gives rise to this element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation."

Stanislaus County has nearly 1,600 miles of roads within the unincorporated area. These roads provide access to individual parcels and serve as major corridors between urban areas. Stanislaus County is fortunate in not having the traffic congestion familiar to densely urbanized areas. The low-density, suburban development that characterizes the region is favorable to vehicular traffic. However, at the same time that low-density development effectively disperses traffic over a large land area, it also virtually dictates that the automobile be the major transportation mode. The mobility of those without automobiles is effectively restrained and, as the population grows, increased traffic could adversely affect air quality. The lower the residential density, the less likelihood that public transit systems can be supported. This element recognizes that the auto is and will be in the future the overwhelming transportation choice for most of the populace. This element also incorporates strategies intended to encourage land uses that support public transit and other transportation modes that will contribute to improved air quality in the future.

## CLASSIFICATIONS

Following is the index of road classifications used in the unincorporated portion of Stanislaus County.

A. Highway/Freeway. The function of highways is to provide for mobility. They have no direct land service function. Access is restricted to streets via interchanges, and generally to primary arterials only. Highways serve through-traffic with long trip lengths. Highways may be used in urban areas for local circulation. Highway traffic in urban areas peak during to and from work commute hours. Continuous movement, with opposing traffic separated by medians or barriers allows traffic on highways to move at higher speeds.

B. Expressway. Expressways are facilities that provide for through-traffic movement with limited direct access to abutting property. Expressways serve a similar function to that of highways--the fast and safe movement of people in an urban setting. Expressways are designed for four to six lanes of through traffic with not less than 110 feet of right-of-way width.

C. Major. Major streets have a primary function of moving traffic but, unlike expressways, they have a secondary function of land access. Major streets are generally two-lane streets (ultimately four- or six-lane) constructed on rights-of-way of 80-110 feet.

D. Collector. Collectors serve a dual function by providing both land access and mobility. Trips made on collectors are usually of medium length. Collectors serve as transition facilities, providing a medium level of traffic service between high- and low-level systems. Most are two-lane roads with 60-90' rights-of-way. In addition, streets not shown on the General Plan or as an adopted Official Plan Line, which will serve more than 50 urban dwelling units when the neighborhood is fully developed, shall be considered as collector streets. In some instances, project design features may dictate that a street serving as few as 20 urban dwelling units may be deemed a collector. This determination will be made by the Department of Public Works.

E. Local. Local streets and roads serve as land access facilities. These facilities provide direct access to adjacent development. Trip lengths are normally short, and traffic volumes are usually small. Local streets are two-lane streets with 50-foot or 60-foot rights-of-ways. Urban streets serving 50 or less dwelling units when the neighborhood is fully developed shall be considered as local streets unless otherwise designated by the Department of Public Works. Unless a Subdivision Ordinance exception is granted, no existing or proposed local street shall be altered in such a way that would create a dead-end street longer than 500 feet.

F. Minor. This classification includes cul-de-sac and dead-end streets with 50 feet of right-of-way and no longer than 500 feet.

G. Private. This classification includes agricultural access easements and is primarily included to conform to state-mandated standards for private access roads in the State Responsibility Area as designated by the California Department of Forestry and Fire Protection. New roads under this category shall not exceed a 12% slope nor be less than 30 feet in width. This category also includes roads developed in urban planned developments which provide access to parcels in the development but are not County maintained. These shall be constructed to the same standards as if they were County maintained.

## LEVEL OF SERVICE

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection. It ranges from A to F, with LOS A being best and LOS F being worst. In very general terms, LOS A, B and C indicate conditions where traffic can move relatively freely. LOS D describes conditions where delay is more noticeable and average travel speeds are as low as 40% of the free flow speed. LOS E indicates significant delays and average travel speeds of one-third the free flow speed or lower; traffic volumes are generally at or close to capacity. Finally, LOS F characterizes arterial flow at very slow speeds (stop-and-go) and significant delays (more than one minute) with queuing at signalized intersections; in effect, traffic demand on the roadway exceeds the roadway's capacity. As a matter of policy, Stanislaus County strives to maintain LOS C or better on all roadways. When measuring levels of service, Stanislaus County uses the criteria established in the current edition of the Highway Capacity Manual published by the Transportation Research Board.

# GOALS, POLICIES AND IMPLEMENTATION MEASURES

## GOAL ONE

Provide a system of streets and roads throughout the County which meets land use needs.

### POLICY ONE

Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.

### IMPLEMENTATION MEASURES

1. Future road and street rights-of-ways shall be protected from development through the adoption and implementation of official plan lines where necessary. Official Plan Lines are used when it is undesirable or impractical to widen a road by requiring legal dedication on both sides of the existing center line.
   *Responsible Departments: Public Works, Board of Supervisors*

2. Dedication and improvement of right-of-way to conform to the adopted plan line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through administration of the Subdivision Ordinance and Building Code requirements.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

3. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

### POLICY TWO

Circulation systems shall be designed and maintained to promote safety and minimize traffic congestion.

### IMPLEMENTATION MEASURES

1. Review circulation systems of development proposals to ensure no adverse effects to

adjoining land.
*Responsible Departments: Public Works, Planning Department*

2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
*Responsible Department: Public Works*

3. The County shall maintain LOS C or better for all roadways and intersections, unless they are located within the sphere of influence of a city that has adopted a lower level of service.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. Private roads in areas of the County protected by the California Department of Forestry and Fire Protection shall be designed consistent with the standards of that agency, the local fire protection district and the Department of Public Works.
*Responsible Departments: Public Works, Fire Safety, Planning Department, Planning Commission, Board of Supervisors*

5. Access to expressways should be limited to one-half mile intervals where possible.
*Responsible Department: Public Works*

6. The County shall evaluate the existing circulation system and recommend amendments not later than January 1, 1997.
*Responsible Departments: Public Works, Planning Department*

7. The County shall work with staff of the nine cities, SAAG and Caltrans to establish more coordinated standards and routes for collectors, majors and expressways that cross jurisdictional lines.
*Responsible Departments: Public Works, Planning Department*

POLICY THREE

The County's Capital Improvement Program (CIP) shall be consistent with the General Plan. Section 65103(c) of the California Government Code states that the Capital Improvement Program shall be periodically reviewed. This review ensures that capital improvements are coordinated with land use policies which are stated in the General Plan.

IMPLEMENTATION MEASURES

1. The CIP shall be reviewed annually by the Planning Commission for conformity with the General Plan.
*Responsible Departments: Public Works, County Executive Office, Planning Commission*

2. The Public Works Department shall prepare and present a report on public works projects in the County at least once a year, consistent with Section 65401 of the Government Code.
*Responsible Department: Public Works*

POLICY FOUR

A circulation system shall be developed that provides for streets in all classifications (freeway, expressway, major, collector, local, minor and private) as necessary to provide access to all parts of the County based on the anticipated land use.

IMPLEMENTATION MEASURES

1. The County will require that newly created parcels will either have frontage on a County maintained road or access will be provided as required by County Code.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Streets and roads which serve more than 50 dwelling units when the neighborhood is fully developed shall be considered as collectors. In most rural instances, a minimum of 60 feet of right-of-way is obtained, thereby assuring that full collector width is available when needed. However, in hilly terrains or where greater than average traffic flows are anticipated, a minimum 80-foot right-of-way may be required. (See Appendix 2-A.)
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

3. As required by the Stanislaus County Congestion Management Program (CMP), the County will require applicants for proposed General Plan amendments that would generate 1,000 or more average daily vehicle trips to analyze their potential impacts on the designated CMP system of state highways and principal arterials.
   *Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors*

4. As required by the Stanislaus County Congestion Management Program (CMP), the County will conduct an annual cumulative impact analysis of all General Plan amendments, focusing on potential impacts on the designated CMP system of state highways and principal arterials.
   *Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors*

5. The County will coordinate with the Stanislaus Area Association of Governments (SAAG) and other appropriate agencies in the implementation of the Regional Transportation Plan, including the development of a system of expressways to allow more efficient movement.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

## POLICY FIVE

Transportation requirements of commercial and industrial development shall be considered in all planning, design, construction, and improvements.

## IMPLEMENTATION MEASURES

1. Dedication and improvement of right-of-way to conform to the Official Plan Line or ultimate right-of-way line shall be required as a condition of development.
   *Responsible Department: Public Works*

2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
   *Responsible Department: Public Works*

3. Streets in industrial and commercial zones shall be designed to accommodate truck traffic. The minimum roadway in a commercial zone shall be a 60' collector and a 70' minor industrial shall be the minimum required width in an industrial zone.
   *Responsible Department: Public Works*

4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
   *Responsible Department: Public Works, Planning Department, Planning Commission, Board of Supervisors*

5. Specific plans as defined in Government Code Section 65450 through 65457 shall be encouraged.
   *Responsible Department: Planning Department*

6. Commercial developments serving travelers on Highway 99, Interstate 5 or other routes carrying substantial truck traffic shall be required to include truck parking in their parking plans. Zoning ordinance provisions for Planned Development Districts shall be amended by January 1, 1996 to require truck parking.
   *Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors*

7. Zoning ordinance provisions for Planned Development Districts shall be amended by January 1, 1996 to require setbacks to ensure that buildings and loading docks are located a sufficient distance from roadways to allow access by trucks without blocking roadways.
   *Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors*

## GOAL TWO

Support a broad range of transportation modes.

### POLICY SIX

Bikeways and pedestrian paths shall be routed to provide reasonable access from residential areas to major bicycle and pedestrian traffic destinations such as schools, recreation and transportation facilities, centers of employment, and shopping areas.

### IMPLEMENTATION MEASURES

1. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within a sphere of influence or other urban areas.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

2. To accommodate bicycle traffic, wide curb lanes (13 feet minimum) or striped bike lanes shall be considered for major streets.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. Public Works staff shall coordinate the preparation of guidelines for pedestrian-oriented design (POD) and the identification of areas and/or projects to which POD guidelines shall apply. POD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people walking or cycling. POD guidelines may be combined with transit-oriented design (TOD) guidelines specified under Policy Eight.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

### POLICY SEVEN

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

### IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Policy Twelve of the Safety Element.
   *Responsible Departments: Planning Department, Airport Land Use Commission, Planning Commission, Board of Supervisors*

POLICY EIGHT

Support public transit as a viable transportation choice.

IMPLEMENTATION MEASURES

1. Continue to cooperate with other agencies and jurisdictions to promote public transit serving Stanislaus County.
   *Responsible Departments: Public Works, Board of Supervisors*

2. Provide linkage between different forms of transportation (i.e., bus and train).
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. Where appropriate, new development projects shall include provisions for connecting to or expansion of existing and/or planned public transit systems.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. Where appropriate, new development projects shall include bus turnouts and shelters and/or park-and-ride lots.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

5. The Transit Manager and/or Public Works staff shall coordinate the preparation and adoption of guidelines for transit-oriented design (TOD) and the identification of areas and/or projects to which TOD guidelines shall apply. TOD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people using public transit. TOD guidelines may be combined with POD guidelines specified under Policy Six.
   *Responsible Departments: Transit Manager/Public Works, Planning Department, Planning Commission, Board of Supervisors*

## APPENDIX 2-A

### Collector Routes Requiring at Least 80′ of Right-of-Way

The following designated collector routes require at least 80′ of right-of-way either because of hilly terrains or greater than average anticipated traffic flows:

1. Claribel Road: Oakdale-Waterford to Tim Bell.
2. Cooperstown Road: Warnerville Road to La Grange Road.
3. Crabtree Road: Highway 132 to Warnerville Road.
4. Del Puerto Canyon Road: Interstate 5 to Santa Clara County.
5. Dunton Road: Milton Road to Highway 4.
6. Eastman Road: 26 Mile Road to 28 Mile Road.
7. Emery Road: Warnerville Road to Fogarty Road.
8. Fogarty Road: Wamble Road to Emery Road.
9. Frankenheimer Road: 28 Mile Road to Sonora Road.
10. Hawkins Road: Lake to Keyes.
11. Hazeldean Road: Highway 132 to Tim Bell Road.
12. Hickman Road: East Avenue to Whitmore.
13. Kennedy Road: Highway 108/120 to Sonora Road.
14. Keyes Road: Santa Fe Avenue to Merced County Line.
15. Lake Road: Hickman Road to Highway 132.
16. Lancaster Road: Orange Blossom Road to Highway 108/120.
17. Milnes Road: Claus to Oakdale to Waterford Highway.
18. Milton Road: Highway 4 to Calaveras County Line.
19. Orange Blossom Road: Highway 108/120 to Sonora Road.
20. River Road: San Joaquin County Line to Highway 120.
21. Rock River Road: Willms to County Line.
22. Rodden Road: Highway 120 to Orange Blossom Road.
23. Sisk Road: Pelandale Avenue north to end.
24. Sonora Road: Milton Road to Highway 108/120.
25. Tim Bell Road: Lone Oak to Warnerville Road.
26. Twenty Eight Mile Road: Rodden Road to Sonora Road.
27. Wamble Road: Fogarty Road to Orange Blossom Road.
28. Warnerville Road: Albers Road to Cooperstown Road.
29. Willms Road: Cooperstown Road to Highway 108/120.

Chapter 3

# CONSERVATION/OPEN SPACE ELEMENT

## INTRODUCTION

The Conservation/Open Space Element of the Stanislaus County General Plan emphasizes the conservation and management of natural resources and the preservation of open space lands (any parcel or area of land or water which is essentially unimproved). The element: (1) promotes the protection, maintenance, and use of the County's natural resources, with special emphasis on scarce resources and those that require special control and management; (2) prevents wasteful exploitation, destruction, and neglect of natural resources; (3) recognizes the need for natural resources to be maintained for their ecological values as well as for their direct benefit to people; (4) preserves open space lands for outdoor recreation including scenic, historic and cultural areas; and (5) preserves open space for public health and safety including areas subject to landslides, flooding, and high fire risk and areas required for the protection of water and air quality. Information on the various natural, cultural, recreational and aesthetic resources, along with safety issues are discussed in Chapter 3 of the "Stanislaus County General Plan - Support Documentation."

# GOALS, POLICIES AND IMPLEMENTATION MEASURES

## GOAL ONE

Encourage the protection and preservation of natural and scenic areas throughout the County.

### POLICY ONE

Maintain the natural environment in areas dedicated as parks and open space.

### IMPLEMENTATION MEASURES

1. Development of County parks shall include provisions for native vegetation conservation. Rare and endangered plants will be protected consistent with state and federal law and consistent with protection standards for private development as established in this General Plan.
   *Responsible Departments: Parks and Recreation, Board of Supervisors*

2. Continue to use Williamson Act contracts as a means for open space conservation.
   *Responsible Departments: Planning Department, Assessor, Board of Supervisors*

### POLICY TWO

Assure compatibility between natural areas and development.

### IMPLEMENTATION MEASURES

1. Review zoning regulations for compatibility between proposed development and natural areas.
   *Responsible Department: Planning Department*

2. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.
   *Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors.*

POLICY THREE

Areas of sensitive wildlife habitat and plant life (e.g., vernal pools, riparian habitats, flyways and other waterfowl habitats, etc.) including those habitats and plant species listed in the General Plan Support Document or by state or federal agencies shall be protected from development.

IMPLEMENTATION MEASURES

1. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants, flyways, etc.) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. In known sensitive areas, the State Department of Fish and Game shall be notified as required by the California Native Plant Protection Act; the U.S. Fish and Wildlife Service also shall be notified.
   *Responsible Department: Planning Department*

3. All discretionary projects that will potentially impact riparian habitat and/or vernal pools or other sensitive areas shall include mitigation measures for protecting that habitat.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

4. Implementation of this policy shall not be extended to the level of an unconstitutional "taking" of property.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY FOUR

Protect and enhance oak woodlands and other native hardwood habitat.

IMPLEMENTATION MEASURES

1. Require all discretionary projects that will potentially impact oak woodlands and other native hardwood habitat, including but not limited to hardwood rangelands indentified in the maps in Appendix III-A, to include a management plan for the protection and enhancement of oak woodlands and other native hardwood habitat.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Consider adoption of a tree protection ordinance to promote conservation of native trees or trees with historic significance.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

## GOAL TWO

Conserve water resources and protect water quality in the County.

### POLICY FIVE

Protect groundwater aquifers and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.

### IMPLEMENTATION MEASURES

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to ensure that (1) as much water as possible is returned to the recharge area, (2) the development will not cause discharge of materials detrimental to the quality of the water, and (3) the development will not result in significant groundwater overdrafting or deterioration in quality. The Department of Environmental Resources shall require:

   A. In those areas where groundwaters are susceptible to overdrafting, the project proponent shall perform a hydrogeological analysis and include appropriate mitigation measures in the proposal.

   B. In those areas where groundwater quality is susceptible to deterioration or is already of reduced quality, the level of wastewater treatment shall be such that it will not cause further quality deterioration.

   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors.*

2. The Department of Environmental Resources shall identify and require control of point sources for pollutants stored, handled or disposed of on the surface of the soil or in the vadose zone that is located in the zone or aeration immediately above the groundwater level. Potential sources of pollutants to the groundwater may also include high densities of individual on-site sewage treatment units and/or the use of community package treatment plants. The Department of Environmental Resources shall require the adoption of groundwater monitoring programs for projects where hydrogeological assessments indicate the potential for groundwater deterioration is likely.
   *Responsible Department: Environmental Resources*

3. Eliminate reliance on dry wells as a means of street drainage in urban areas. Dry wells collect and discharge toxic, hazardous and designated contaminants into aquifers having beneficial uses. New projects shall have storm water disposal systems that: (1) are designed not to pollute receiving surface or groundwaters, and (2) which could be integrated into an area-wide groundwater recharge program whenever feasible.
   *Responsible Departments: Environmental Resources, Public Works, Planning Commission, Board of Supervisors*

4. During the project and environmental review process, encourage new development to incorporate water conservation measures to minimize adverse impacts on water supplies. Possible measures include, but are not limited to, low-flow plumbing fixtures, use of reclaimed wastewater for landscaping when feasible, and use of drought-tolerant landscaping.
*Responsible Departments: Environmental Resources, Building Inspections*

5. Continue to implement the landscape provisions of the Zoning Ordinance, which encourage drought-tolerant landscaping and water-conserving irrigation methods.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

6. During the project and environmental review process, encourage new urban development to be served by community wastewater treatment facilities and water systems rather than by package treatment plants or private septic tanks and wells.
*Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

POLICY SIX

Preserve vegetation to protect waterways from bank erosion and siltation.

IMPLEMENTATION MEASURES

1. Development proposals including or in the vicinity of waterways and/or wetlands shall be closely reviewed to ensure that destruction of riparian habitat and vegetation is minimized. This shall include referral to the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the State Department of Fish and Game.
*Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors*

2. Continue to encourage best management practices for agriculture and coordinate with soil and water conservation efforts of Stanislaus County Farm Bureau, Resource Conservation Districts, the U.S. Soil Conservation Service, and local irrigation districts.
*Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension*

POLICY SEVEN

New development that does not derive domestic water from pre-existing domestic and public water supply systems shall be required to have a documented water supply that does not adversely impact Stanislaus County water resources.

IMPLEMENTATION MEASURES

1. Proposals for development to be served by new water supply systems shall be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment.
*Responsible Department: Planning Department, Environmental Resources*

2. Review all development requests to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the needs of the project without adversely impacting the quality and quantity of existing local water resources.
*Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

POLICY EIGHT

The County shall continue and, if necessary, expand the water monitoring program of the Stanislaus County Department of Environmental Resources.

IMPLEMENTATION MEASURES

1. The County will consider applying for Community Development Block Grant Funds and other state and federal grants to improve water quality in the County.
*Responsible Department: Planning Department, Environmental Resources, Board of Supervisors*

2. The Department of Environmental Resources should continue to monitor groundwater quality by reviewing well water chemical and bacterial analysis results and overseeing investigations involving soil and groundwater contamination.
*Responsible Department: Environmental Resources*

POLICY NINE

The County will investigate additional sources of water for domestic use.

IMPLEMENTATION MEASURE

1. The County will work with irrigation and water districts, community services districts, municipal and private water providers in developing surface water and other potential water sources for domestic use.
*Responsible Departments: Planning Department, Chief Executive Officer, Environmental Resources, Stanislaus County Water Advisory Committee*

## GOAL THREE

Provide for the long-term conservation and use of agricultural lands.

### POLICY TEN

Discourage the division of land which forces the premature cessation of agricultural uses.

### IMPLEMENTATION MEASURES

1. Use of the 40-acre or larger parcel size or agricultural Planned Developments with average residential densities equivalent to those allowed by parcel sizes of at least 40 acres shall be continued throughout most of the area designated Agriculture on the Land Use Element of the General Plan.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The County will continue to offer the financial benefits of the Williamson Act, consistent with Policy Sixteen, Implementation Measure 5 of the Land Use Element.
   *Responsible Departments: Planning Department, Assessor, Board of Supervisors*

3. The County will continue to participate in the Farmland Mapping and Monitoring Program. (Comment: The major purpose of this program is to monitor conversion of the state's agricultural land to and from agricultural use, and to report that conversion annually to the legislature, local government, and the public. The program began in 1980 to supplement the land inventory and monitoring activity of the U.S. Department of Agriculture's Soil Conservation Service (SCS). Growing public concern over farmland losses in California, and a low federal priority for the mapping program in our State, were the basis for California's participation in the land inventory. The State's involvement in the SCS inventory program led to the passage of AB 966 in 1981. The primary purpose of the bill was to create a map inventory of the State's crop and grazing lands, and set up an ongoing monitoring system to document the quantity of land put into production and land converted to urban usage in California. As a result, three key areas of local governmental involvement in the State's Farmland Mapping and Monitoring Program are: (1) identifying farmland of local importance, (2) identifying land committed to nonagricultural use, and (3) advising the Department each year of lands which have been converted to urban use.)
   *Responsible Departments: U.C. Cooperative Extension, Planning Department*

4. In designated areas of agricultural land, the County will encourage clustering, or grouping together, of allowable dwelling units on relatively small parcels instead of the dispersal of such dwelling units on larger parcels. Any changes to County zoning and/or subdivision regulations to allow clustering should be submitted by staff to the Planning Commission and Board of Supervisors by June 30, 1996.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY ELEVEN

In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary approval shall be reviewed to ensure that the project will not adversely affect an existing agricultural area.
*Responsible Department: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors.*

2. The County shall continue to implement the strategies identified in the Agricultural Element to ensure that new development is compatible with agricultural uses.
*Responsible Department: Planning Department, Planning Commission, Board of Supervisors.*

3. The County shall continue to work with LAFCO to ensure that expansion of urban boundaries minimizes the area of conflict between urban and agricultural uses.
*Responsible Department: Planning Department*

## GOAL FOUR

Provide for the open-space recreational needs of the residents of the County.

### POLICY TWELVE

Provide a system of local and regional parks which will serve the residents of the County. (Comment: The County should acquire future park sites in areas where growth is planned when funding is available.)

### IMPLEMENTATION MEASURES

1. The County shall consider adoption of an amendment to the Subdivision Ordinance by June 30, 1996 to require parkland dedication or park in-lieu fees to be paid by subdividers and developers.
   *Responsible Departments: Planning Department, Parks Department, Parks Commission, Planning Commission, Board of Supervisors*

2. The County Department of Parks and Recreation shall prepare and implement a plan to identify, acquire and maintain future park site locations. The parks plan should be adopted by June 30, 1996 and should address neighborhood parks and open space in urban settings as well as regional parks that serve the entire County population.
   *Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

3. The County shall adopt design standards for urban parks by June 30, 1996.
   *Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

4. The County shall consider establishing appropriate funding mechanisms for park operations and maintenance, including benefit assessment districts and County Service Areas (CSAs), with appropriate exemptions included for those landowners that provide open space amenities.
   *Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*

5. The County shall encourage the interconnection of recreational areas, open spaces and parks that are oriented to pedestrian and bicycle travel along public highway rights-of-way, while protecting private property to the greatest extent possible.
   *Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commmission, Public Works, Board of Supervisors*

6. The County Department of Parks and Recreation will cooperate with efforts by the State Parks Department to make Henry Coe State Park more accessible to Stanislaus County residents.
   *Responsible Department: Parks and Recreation*

7. The County shall require at least three net acres of developed neighborhood parks, or the maximum number of acres allowed by law, to be provided for every 1,000 residents.
*Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

POLICY THIRTEEN

Promote the use of water reservoirs for multiple recreational purposes, where appropriate.

IMPLEMENTATION MEASURES

1. The County shall encourage the multiple use of reservoirs as flood control devices, recreational facilities, and wildlife habitats.
*Responsible Departments: Parks and Recreation, Board of Supervisors*

2. The County shall, when funds become available, install boat ramps where appropriate.
*Responsible Departments: Parks and Recreation, Board of Supervisors*

POLICY FOURTEEN

Provide for diverse recreational opportunities such as horseback riding trails, hiking trails, and bikeways.

IMPLEMENTATION MEASURES

1. In areas where appropriate, equestrian facilities may be provided. (The County should consider equestrian facilities when developing new parks. Also, in large land subdivisions where horses are permitted, the County should encourage the development of equestrian facilities.)
*Responsible Departments: Parks and Recreation, Planning Department, Planning Commission, Board of Supervisors*

2. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within the sphere of influence of cities or other urban areas.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

POLICY FIFTEEN

Coordinate the provision of recreation needs with other providers such as the Army Corps of Engineers, the State Resources Agency, school districts, river rafters, horse stable operators, and private organizations such as the Sierra Club and Audubon Society.

IMPLEMENTATION MEASURES

1. The County will pursue various funding options for providing recreational opportunities.
*Responsible Departments: Parks and Recreation, Board of Supervisors*

2. The County will assume responsibility for parks, when financially feasible, dedicated to them by state or federal agencies.
*Responsible Departments: Parks and Recreation, Board of Supervisors*

3. Prior to the issuance of any building permit on parcels fronting the Stanislaus River, it shall be verified that the building site is outside of Army Corps of Engineers easements.
*Responsible Department: Building Inspection*

4. An inventory of recreational facilities shall be maintained for use in parks and recreation facilities planning.
*Responsible Department: Parks and Recreation*

## GOAL FIVE

Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.

### POLICY SIXTEEN

Discourage development on lands that are subject to flooding, landslide, faulting or any natural disaster to minimize loss of life and property.

### IMPLEMENTATION MEASURES

1. Enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act.
   *Responsible Departments: Building Inspection, Planning Department, Planning Commission, Board of Supervisors*

2. Development will not be permitted in floodways unless it meets the requirements of Chapter 16.40 of the County Code and is approved by the State Reclamation Board.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures for mitigating possible hazards.
   *Responsible Departments: Public Works, Building Inspection, Planning Department, Planning Commission, Board of Supervisors*

4. The County shall enforce the subdivision ordinance requirement for soils reports, which may be required to include a geologic report.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

5. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

### POLICY SEVENTEEN

Develop a plan to minimize the impacts of a disaster.

### IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County. Plans for evacuation routes must be coordinated with the cities.
   *Responsible Department: Emergency Services*

2. In case of a disaster, the County will use the adopted emergency plan and the procedures established in that document.
*Responsible Departments: Emergency Services, Sheriff, Fire Safety, Board of Supervisors*

3. The County will provide information to anyone interested in forming a flood control district in Stanislaus County.
*Responsible Department: Public Works*

## GOAL SIX

Improve air quality.

### POLICY EIGHTEEN

The County will promote effective communication, cooperation and coordination among agencies involved in developing and operating local and regional air quality programs.

### IMPLEMENTATION MEASURES

1. Refer discretionary projects under CEQA review to the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD), neighboring jurisdictions and other affected agencies for review and comment.
   *Responsible Department: Planning Department*

2. Work with other agencies in the San Joaquin Valley to establish coordinated air quality programs and implementation measures.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

### POLICY NINETEEN

The County will strive to accurately determine and fairly mitigate the local and regional air quality impacts of proposed projects.

### IMPLEMENTATION MEASURES

1. Require all development proposals, where appropriate, to include reasonable air quality mitigation measures.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Minimize case-by-case analysis of air quality impacts through the use of standard criteria for determining significant environmental effects, a uniform method of calculating project emissions, and standard mitigation methods to reduce air quality impacts.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY

The County shall strive to reduce motor vehicle emissions by reducing vehicle trips and vehicle miles traveled and increasing average vehicle ridership.

IMPLEMENTATION MEASURES

1. Through strategies identified in the Circulation Element, ensure that circulation systems are designed and maintained to minimize traffic congestion and vehicle emissions.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

2. Support a broad range of transportation modes, including public transit, bicycling and pedestrian travel, through the strategies identified in the Circulation Element.
   *Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. Help achieve a jobs/housing balance by working with approprite organizations to attract employers to Stanislaus County.
   *Responsible Departments: Plannning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-ONE

The County will support efforts to increase public awareness of air quality problems and solutions.

IMPLEMENTATION MEASURES

1. Support and participate in the air quality education programs of the SJVUAPCD to the greatest extent possible.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Support education programs that increase public awareness of techniques to reduce fine particulate matter (PM-10) emissions.
   *Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Agricultural Advisory Board, Planning Department, Department of Environmental Resources, Public Health, Building Inspections, Board of Supervisors*

3. Work with the local building industry, utilities, and the SJVUAPCD to educate developers and builders on the benefits of energy-efficient designs and the use of low-emission equipment for new residential and commercial construction.
   *Responsible Departments: Planning Department, Building Inspections*

## GOAL SEVEN

Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.

(Comment: As urbanization spreads and populations increase, more and more refuse is produced. Public Resources Code Section 41780 requires Stanislaus County to reduce solid waste disposal 25% by the year 2000 through maximizing the use of all feasible source reduction, recycling and composting options. For wastes that cannot be feasibly reduced at their source, recycled, or composted, the practices of environmentally safe transformation or land disposal, or both, may be used. Barriers to siting such disposal facilities include environmental factors and costs.)

### POLICY TWENTY-TWO

The County will support the solid waste management hierarchy established by the California Public Resources Code, Section 40051, and actively promote the goals and objectives specified in the Countywide Integrated Waste Management Plan.

### IMPLEMENTATION MEASURES

1. Encourage and promote activities, projects, legislation, business and industries that cause solid waste to be reduced at the source, reused, recycled and/or composted.
   *Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors, SCEDCO*

2. Complete and adopt the state-mandated Countywide Integrated Waste Management Plan by January 31, 1996.
   *Responsible Departments: Environmental Resources, Board of Supervisors*

3. Encourage the use of transformation facilities (such as waste-to-energy plants) as a component of the County's integrated waste management system.
   *Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

4. Actively pursue the identification, siting, permitting and operation of additional landfill capacity to receive solid wastes that are not diverted from disposal and for the disposal of ash from transformation facilities.
   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

5. Encourage and promote activities, projects, legislation, businesses and industries that cause special wastes (e.g., food processing residue, demolition/construction waste, inert wastes, tires, de-watered sludge, household hazardous waste, etc.) to be safely diverted from landfills or transformation facilities, including composting and co-composting operations.
   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-THREE

The County will protect existing solid waste management facilities, including the waste-to-energy plant and the Fink Road landfill, against encroachment by land uses that would adversely affect their operation or their ability to expand.

IMPLEMENTATION MEASURES

1. Do not approve any discretionary projects within 1,000 feet of existing solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant, unless such projects will have no adverse impact on those facilities or vice versa.
   *Responsible Departments: Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

2. Explore the possibility of establishing an appropriate mechanism to preclude issuance of any building permits within 1,000 feet of solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant.
   *Responsible Departments: Public Works, County Counsel, Building Inspections, Board of Supervisors*

## GOAL EIGHT

Preserve areas of national, state, regional and local historical importance.

### POLICY TWENTY-FOUR

The County will support the preservation of Stanislaus County's cultural legacy of historical and archeological resources for future generations.

(Comment: Landmarks of historical consequence not only include old schoolhouses, and covered bridges, but also such sites as Native American burial grounds, cemeteries, pottery, rock carvings, and rock paintings. Normally, "sensitive" areas are often located near natural watercourses, springs or ponds, or on elevated ground. However, due to the silt build-up in the valley and the meandering of rivers, archaeological and historical sites may be found in unsuspected areas.)

### IMPLEMENTATION MEASURES

1. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The County shall seek input from the Knight's Ferry Municipal Advisory Council concerning any development proposals in the HS zone in Knight's Ferry.
   *Responsible Departments: Planning Department, Historical Sub-Committee of the Planning Commission, Planning Commission, Board of Supervisors*

3. The County shall work with the County Historical Society, and other organizations and interested individuals to study, identify and inventory archeological resources and historical sites, structures, buildings and objects.
   *Responsible Department: Parks and Recreation*

4. The County will cooperate with the State Historical Preservation Officer to identify and nominate historical structures, objects, buildings and sites for inclusion under the Historical Preservation Act.
   *Responsible Department: Parks and Recreation*

5. The County shall utilize the California Environmental Quality Act (CEQA) process to protect archaeological or historic resources. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
   *Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors*

6. The County shall make referrals to the Office of Historic Preservation and the Central California Information Center as required to meet CEQA requirements.
   *Responsible Department: Planning Department*

7. The County will work with all interested individuals and organizations to protect and preserve the mining heritage of Stanislaus County.
*Responsible Department: Parks and Recreation*

POLICY TWENTY-FIVE

"Qualified Historical Buildings" as defined by the State Building Code shall be preserved.

IMPLEMENTATION MEASURES

1. Whenever possible, the County Building Inspection Division shall utilize the provisions of the State Building Code that allow historical buildings to be restored without damaging the historical character of the building.
*Responsible Department: Building Inspection*

2. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

## GOAL NINE

Manage extractive mineral resources to ensure an adequate supply without degradation of the environment.

### POLICY TWENTY-SIX

Surface mining in areas classified by the State Division of Mines and Geology as having significant deposits of extractive mineral resources shall be encouraged.

### IMPLEMENTATION MEASURES

1. The County shall encourage and support the State Division of Mines and Geology or other public or private organizations in designating the County's sand and gravel resources.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The County shall utilize the California Environmental Quality Act (CEQA) process to protect mineral resources as well as the environment. Most discretionary projects require review for compliance with CEQA. As a part of this review, environmental impacts and alternatives, must be identified and the manner for such significant effects to be avoided or mitigated must be indicated. The Legislature declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.*

3. The County shall adopt the Mineral Resources land use designation for those areas designated by the state as significant deposits of mineral resources at such time as the State Division of Mines and Geology completes the countywide mineral resources designation process under the Surface Mining and Reclamation Act (SMARA).
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.*

4. The County shall consider adopting the Mineral Resources land use designation for those areas identified as significant deposits of mineral resources in the 1993 Mineral Land Classification of Stanislaus County prepared by the State Division of Mines and Geology.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-SEVEN

The County shall emphasize the conservation and development of lands having significant deposits of extractive mineral resources by not permitting uses that threaten the potential to extract the minerals.

IMPLEMENTATION MEASURES

1. Requests for conversion of lands with significant deposits of extractive mineral resources (e.g., sand and gravel) to urban uses shall not be approved unless provisions are made for extraction prior to development.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Any approval of potentially incompatible land uses in and surrounding areas containing significant deposits of extractive mineral resources shall include conditions mitigating the significant land use conflicts.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

3. The classification maps and mineral information contained in the Mineral Land Classification of Stanislaus County, California (Special Report 173), together with Public Resources Code Section 2710 et seq. (SMARA) and state policy, are hereby incorporated in this General Plan by reference.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-EIGHT

Lands used for the extraction of mineral resources shall be reclaimed as required by the Surface Mining and Reclamation Act of 1975 to minimize undesirable impacts.

IMPLEMENTATION MEASURES

1. Approval of any excavation permits shall include requirements for reclamation of the land consistent with the land use designation.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Mineral excavation on productive agricultural land should have a reclamation plan that retains or restores a maximum amount of agricultural or open space land.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

## GOAL TEN

Protect fish and wildlife species of the County.

### POLICY TWENTY-NINE

Adequate water flows should be maintained in the County's rivers to allow salmon migration.

### IMPLEMENTATION MEASURE

1. The County should continue to lobby the federal government to provide adequate water flow in the County's rivers to allow salmon migration.
   *Responsible Department: Board of Supervisors*

### POLICY THIRTY

Habitats of rare and endangered fish and wildlife species shall be protected. Information on rare and endangered species and habitats is constantly being updated in response to a 1982 state law by the California State Department of Fish and Game through various sources which include the Stanislaus Audubon Society, California Native Plant Society, and the Sierra Club.

### IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be detrimental to fish, plant life, or wildlife species.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. The County shall maintain information regarding fish and wildlife habitats and rare and endangered flora and fauna species.
   *Responsible Department: Planning Department*

3. The County shall protect sensitive wildlife habitat and plant life through the strategies identified under Policy Three of this element.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

## GOAL ELEVEN

Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformation facilities such as waste-to-energy plants.

### POLICY THIRTY-ONE

The County shall provide zoning mechanisms for locating material recovery facilities, recycling facilities, composting facilities, and new energy producers when the proposed location does not conflict with surrounding land uses.

### IMPLEMENTATION MEASURES

1. The County shall include provisions in its zoning ordinance for siting material-recovery facilities, recycling facilities, composting facilities, mini-hydroelectric plants and transformation facilities by June 30, 1997.
   *Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

2. The County shall actively pursue and implement projects, plans and programs that will effectively protect and conserve existing and future landfill capacity.
   *Responsible Departments: Environmental Resources, Board of Supervisors*

### POLICY THIRTY-TWO

New construction by the County shall meet or exceed code requirements for energy conservation.

### IMPLEMENTATION MEASURES

1. New County facilities should be designed to maximize energy efficiency.
   *Responsible Departments: County Executive Office, Building Inspection Division*

2. Existing County facilities should be made to maximize energy efficiency where it is found to be economically reasonable.
   *Responsible Departments: County Executive Office, Building Inspection Division*

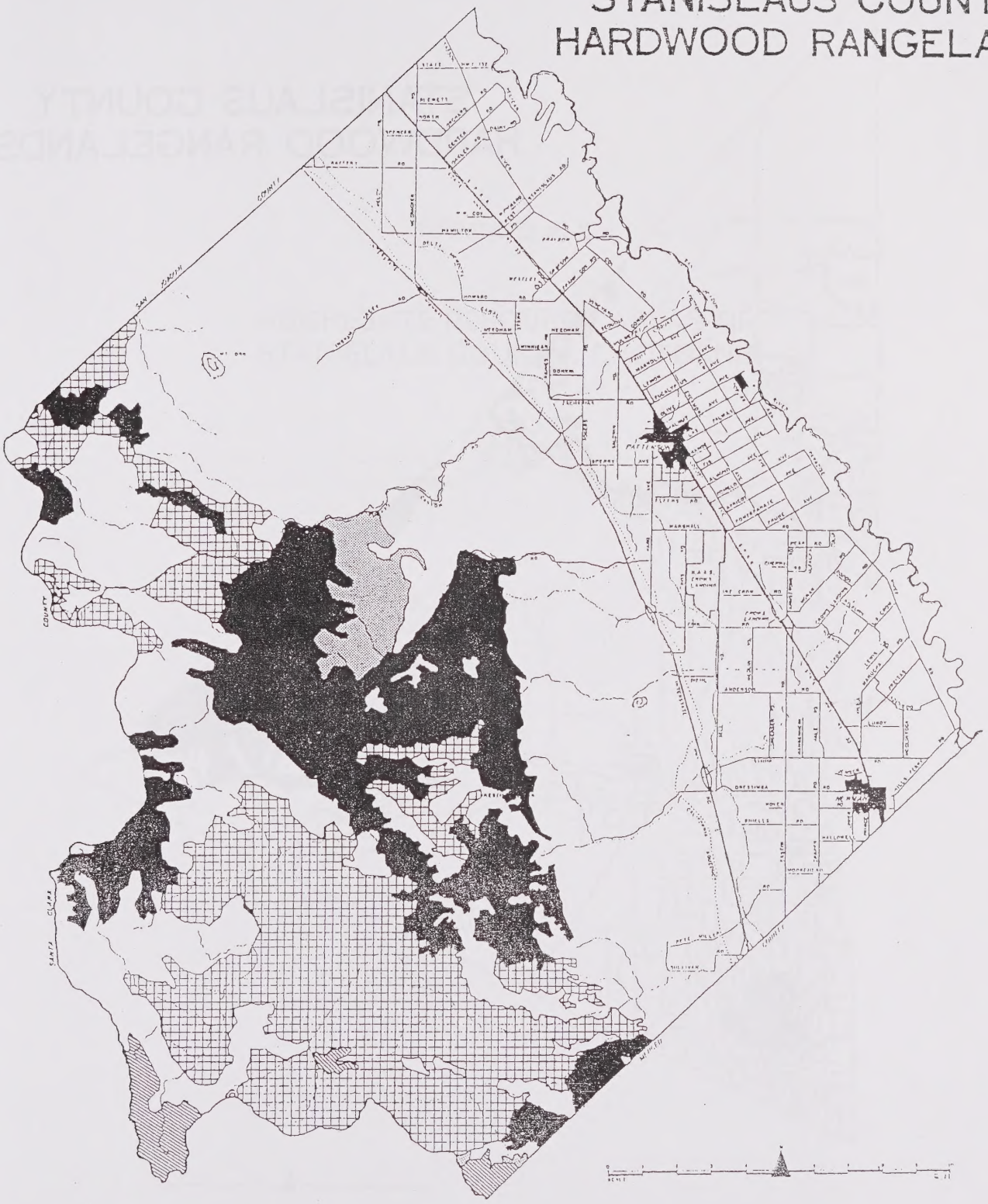
APPENDIX III-A

# STANISLAUS COUNTY HARDWOOD RANGELANDS

*Source: California Department of Forestry and Fire Protection (CDF) maps prepared by Pillsbury, N.H., et al. 1991. From 1981 1:24,000 CDF aerial photos. Hardwoods above 5,000 feet were not mapped.*

*Refer to Extent and Ownership of California's Hardwoods for additional information.*

# STANISLAUS COUNTY HARDWOOD RANGELANDS



*SPECIES GROUP*

- BLUE OAK WOODLAND
- VALLEY OAK WOODLAND
- BLUE OAK - FOOTHILL PINE WOODLAND
- COASTAL OAK WOODLAND

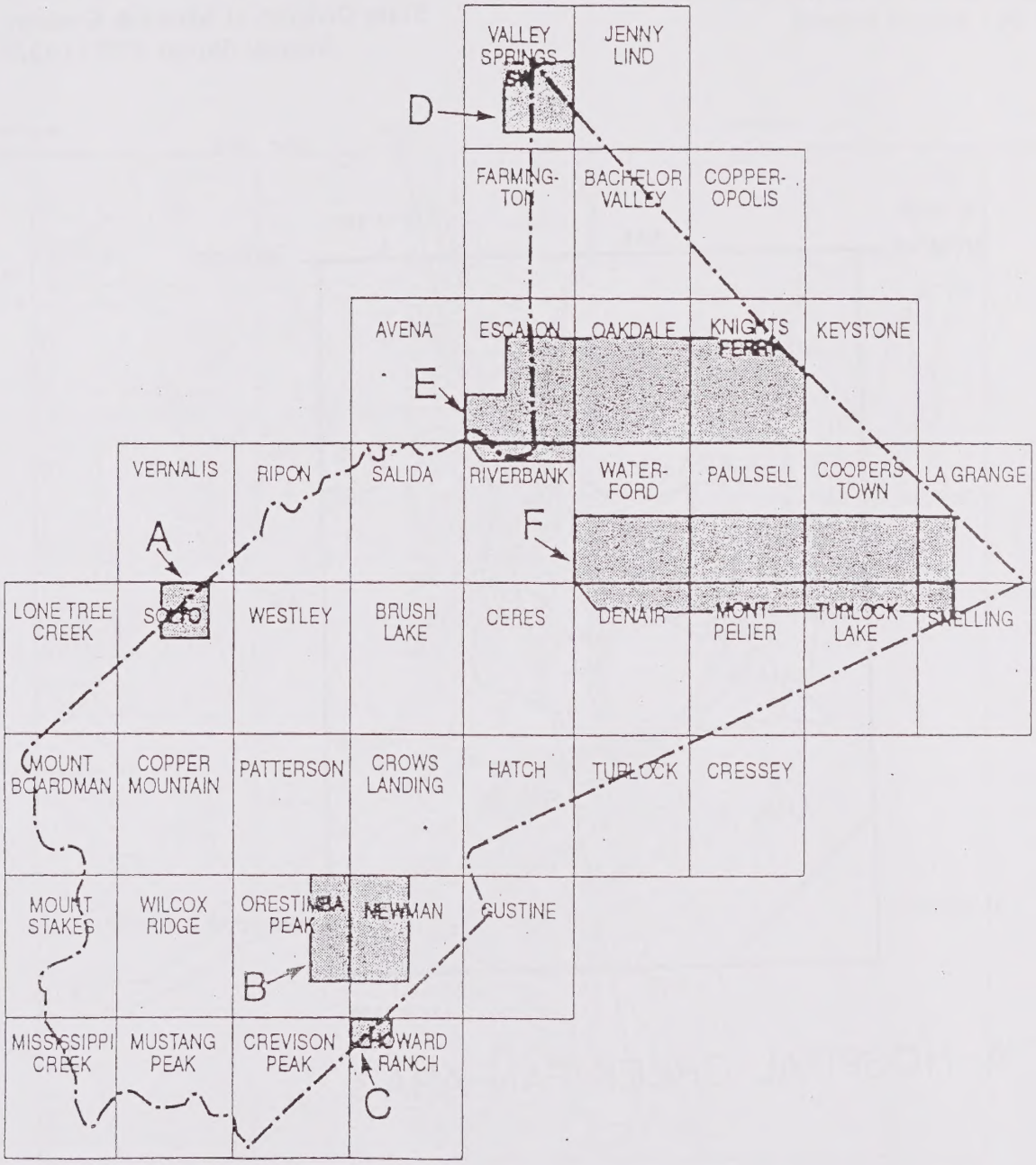
# STANISLAUS COUNTY HARDWOOD RANGELANDS

*SPECIES GROUP*

- BLUE OAK WOODLAND
- VALLEY OAK WOODLAND
- BLUE OAK - FOOTHILL PINE WOODLAND
- COASTAL OAK WOODLAND

APPENDIX III-B

# AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY, CALIFORNIA




Index map of U.S.G.S. 7.5-minute quadrangles used to compile bases.

Topographic base maps by U.S. Geological Survey.

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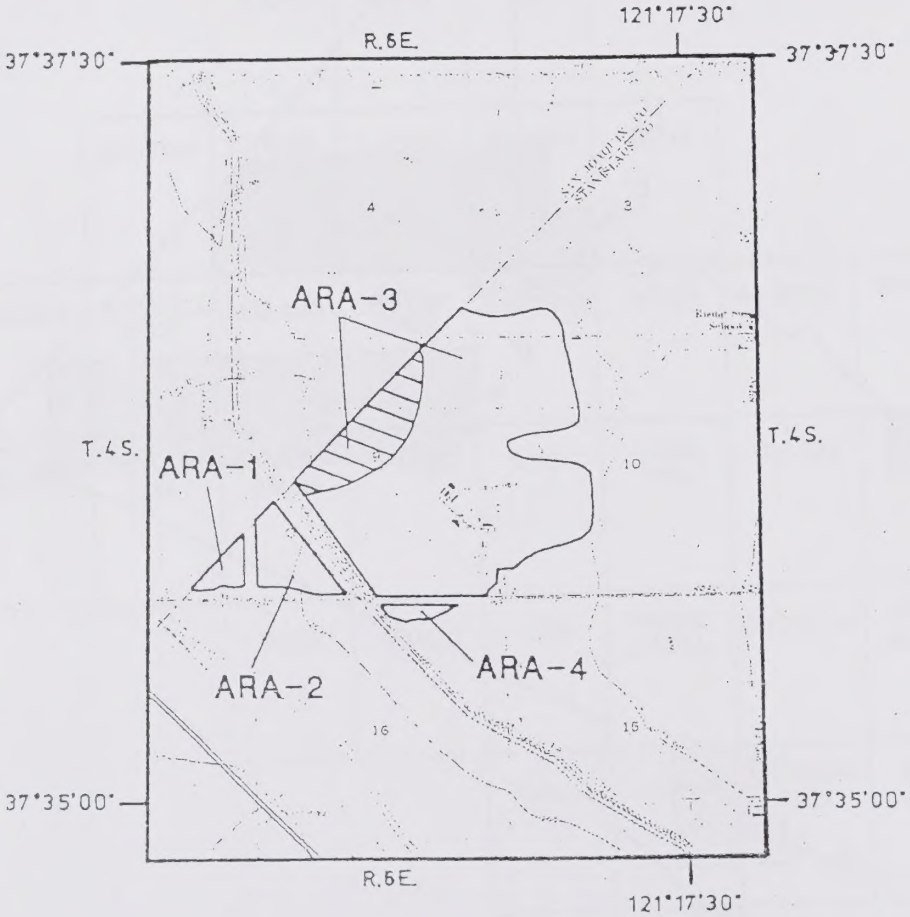


A-HOSPITAL CREEK FAN ARA's


B-ORESTIMBA CREEK FAN ARA's

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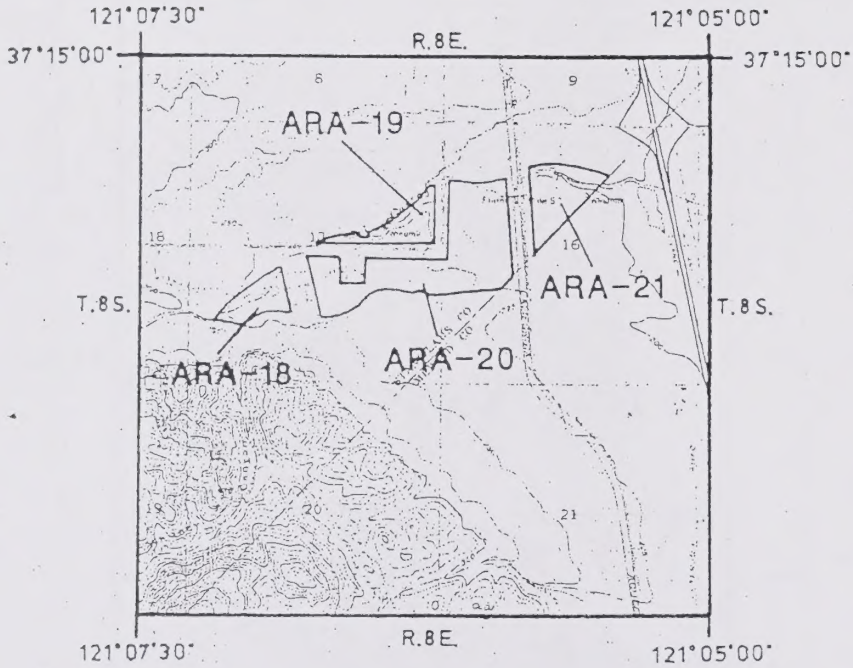


C-GARZAS CREEK FAN ARA's

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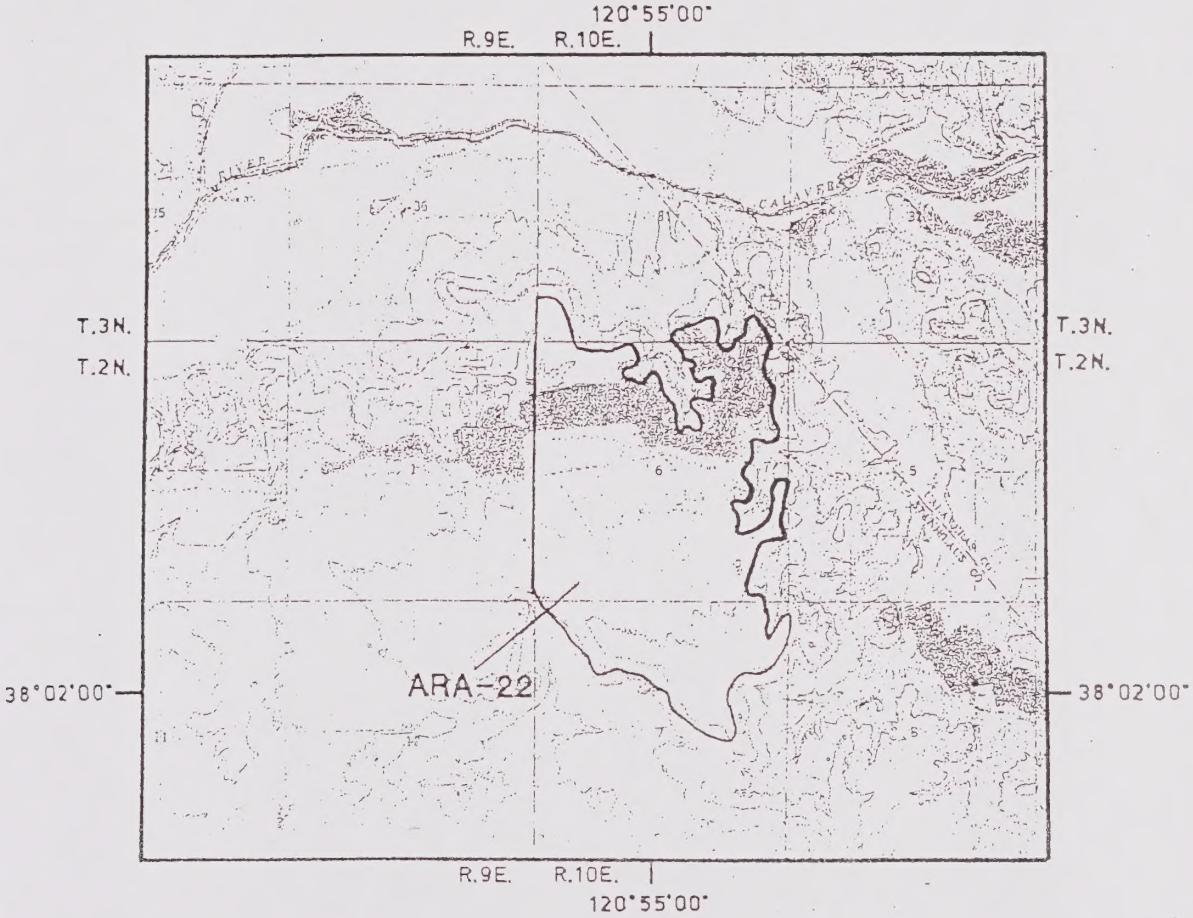
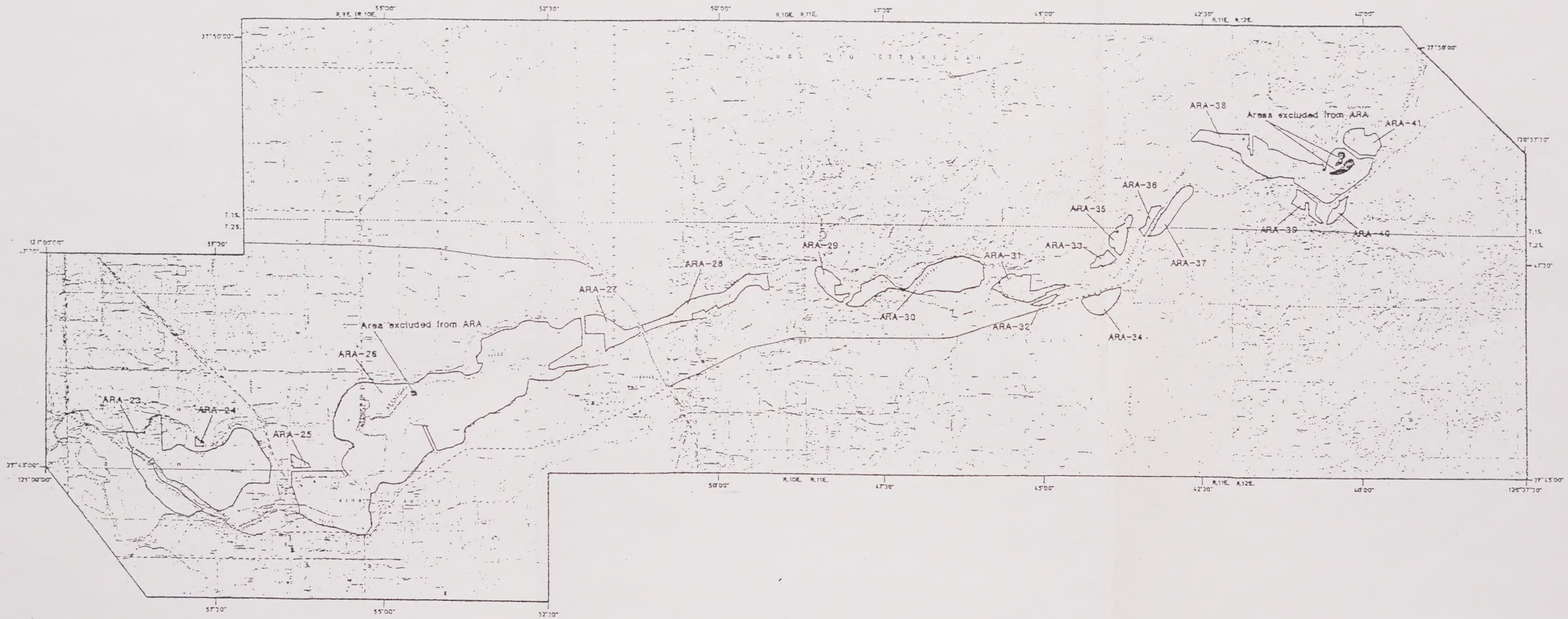



# D-CALAVERAS RIVER TERRACE ARA




,E-STANISLAUS RIVER ARA's

# AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

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Chapter 4

# NOISE ELEMENT

## 1.0 INTRODUCTION

### 1.1 Authority

The contents of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level ($L_{dn}$), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and $L_{dn}$ are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0dB. Section 1.4 provides an explanation of the acoustical terminology used in this document.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving Land Use compatibility within the unincorporated areas of the County. It is also intended that the noise exposure information developed for the Noise Element be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance to address noise levels generated by non-preempted noise sources within the County.

According to the Noise Element Requirements and ONC Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

1. Highways and freeways
2. Primary arterials and major local streets
3. Railroad operations
4. Aircraft and airport operations
5. Local industrial facilities
6. Other stationary sources

Noise-sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive land uses:

1. Schools
2. Hospitals
3. Rest homes
4. Long-term medical or mental care facilities
5. Other uses deemed noise sensitive by the local jurisdiction

## 1.2 Relationship to Other Elements of the General Plan

The Noise Element is most related to the Land Use and Circulation Elements of the General Plan. Its relationship to the Land Use Element is direct in that the implementation of either element has the potential to result in the creation or elimination of a noise conflict with respect to differing land uses. The Land Use Element must be consistent with the Noise Element in discouraging the development of incompatible adjacent land uses to prevent impacts upon noise sensitive uses and to prevent encroachment upon existing noise-generating facilities.

The Circulation Element is linked to the Noise Element in that traffic routing and volume directly affect community noise exposure. For example, increased traffic volume may produce increased noise in a residential area so that noise control measures are required to provide an acceptable noise environment. Similarly, rerouting traffic from a noise-impacted neighborhood may provide significant noise relief to that area. Implementation of the Circulation Element should include consideration of potential noise effects.

## 1.3 Noise and Its Effects on People

The Technical Reference Document, included in the General Plan Support Doucument, provides a discussion of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for Stanislaus County when reviewing documents or proposals which refer to the measurement and effects of noise within the County.

## 1.4 Acoustical Terminology

"Ambient noise levels" means the composite of noise from all sources near and far. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

"A weighted sound level" means the sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dBA.

"CNEL" means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

"Decibel, dB" means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

"Equivalent Energy Level, $L_{eq}$" means the sound level corresponding to a steady state sound level containing the same total energy as time varying signal over a given sample period. $L_{eq}$ is typically computed over 1, 8 and 24-hour sample periods.

"Impulsive Noise" means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

"$L_{max}$" means the maximum A-weighted noise level recorded during a noise event.

**"Noise Exposure Contours"** Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and $L_{dn}$ are the decriptors utilized herein to describe community exposure to noise.

**"Preempted Noise Source"** means a noise source which cannot be regulated by the local jurisdiction due to existing state or federal regulations already applying to the source. Examples of such sources are vehicles operated on public roadways, railroad operations and aircraft operations.

**"Pure Tone Noise"** means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purposes of this ordinance, a pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8dB for center frequencies between 160 and 400 Hz and 15 dB for center frequencies less than or equal to 125 Hz.

## 2.0 EXISTING AND FUTURE NOISE ENVIRONMENT

### 2.1 Overview of Sources

Based on discussion with County of Stanislaus Department of Planning and Community Development staff regarding potential major noise sources and field studies conducted by BBA, it was determined that there are a number of potentially significant sources of community noise within Stanislaus County. These sources include traffic on state highways and major County roadways, railroad operations, airport operations and industrial activities. Specific noise sources selected for study are described in the Technical Reference Document. Figure 1 shows the locations of major noise sources selected for study, and for which generalized $L_{dn}$ or CNEL contours have been prepared.

### 2.2 Methods and Noise Exposure Maps

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized $L_{dn}$ or CNEL contours for major sources of noise within the unincorporated areas of Stanislaus County for existing (1986) and future (2000) conditions. CNEL contours for operations at the Oakdale Municipal Airport, Modesto City/County Airport and the Crows Landing Naval Auxiliary Landing Field were derived from existing Airport Master Plan or Air Installation Compatible Use Zone (AICUZ) reports as available.

Analytical noise modeling techniques generally make use of source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in this report closely follow recommendations made by the State Office of Noise Control, and were supplemented where appropriate by field-measured noise level data to account for local conditions.

Noise exposure contours for major sources of noise within the unincorporated areas of Stanislaus County are contained within Appendix C of the Technical Reference Document. It should be noted that these contours are generally based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location. The noise contour maps have been prepared to assist Stanislaus County with the implementation of the Noise Element through the project review and long range planning processes.

## 3.0 COMMUNITY NOISE SURVEY

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. The following noise sensitive land uses have been identified within Stanislaus County:

1. Residential uses in Single-Family Residential, Medium-Density Residential and Multiple-Family Residential zones.
2. Schools
3. Long-term care medical facilities, such as hospitals, nursing homes, etc.

Noise monitoring sites were selected to be representative of typical conditions in the unincorporated areas of the County where noise sensitive land uses are located. A total of 24 monitoring sites were selected as shown in Figure 2. A combination of short-term and continuous noise monitoring was used to document existing noise levels at these locations during the week of December 1, 1986. For short-term monitoring, noise levels were sampled for approximately 15 minutes during each of three periods of the day and night so that reasonable estimates of the $L_{dn}$ in these areas could be prepared. The data collected during the short-term sampling program included the $L_{eq}$, maximum noise level, minimum noise level and a description of major sources of noise which were audible. Continuous noise monitoring was conducted 5 out of the 24 community noise survey sites to document fluctuations on noise levels over a typical 24-hour period. Noise level data collected during continuous monitoring included the $L_{eq}$, maximum noise level and the statistical distribution of noise levels for each hour of the sample period. The hourly fluctuations of noise levels at the sites where continuous noise monitoring was conducted are depicted in graphic form in the Technical Reference Document. Noise level data collected during the community noise survey are summarized in Table I.

The community noise survey results indicate that typical noise levels in noise sensitive areas of the unincorporated areas of Stanislaus County are in the range of 37-60 dB $L_{dn}$. As would be expected, the quietest areas are those which are removed from major transportation-related noise sources and local industrial or other stationary noise sources. Good examples of these quiet areas are rural areas such as Eugene, Warnerville, and La Grange. Also recreational areas such as Woodward Reservoir Regional Park, Modesto Reservoir County Park and the Turlock Lake State Recreation Area. It is anticipated that noise levels in these otherwise quiet recreational areas would be somewhat higher during the peak summer season when such areas receive greater use. The noisier areas surveyed were those located near state highways (Salida), major county roadways (Westport), or railroads (Empire). Noise levels in some areas were higher than would normally be expected such as in Knights Ferry where bridge construction was in progress 24 hours per day. It should also be noted that rain on the evening of December 4, 1986 caused background noise levels at Site #8 (Salida) and Site #15 (Grayson) to be somewhat higher than usual due to increased tire noise on nearby roadways. Maximum noise levels observed during the survey were generally caused by local automobile traffic or heavy trucks. Other sources of maximum noise levels included occasional aircraft

overflights and, in some areas, railroad operations (especially horns). Background noise levels in the absence of the above-described sources were caused by distant traffic, wind in the trees, running water, birds and distant industrial or other stationary noise sources.

## 4.0 LAND USE COMPATIBILITY GUIDELINES

Figure 3 is provided as reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-60 dB $L_{dn}$ (or CNEL) are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communications to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 dB $L_{dn}$ (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of $L_{dn}$ or CNEL for residential and noise sensitive land uses in Stanislaus County are defined in Section 5.0.

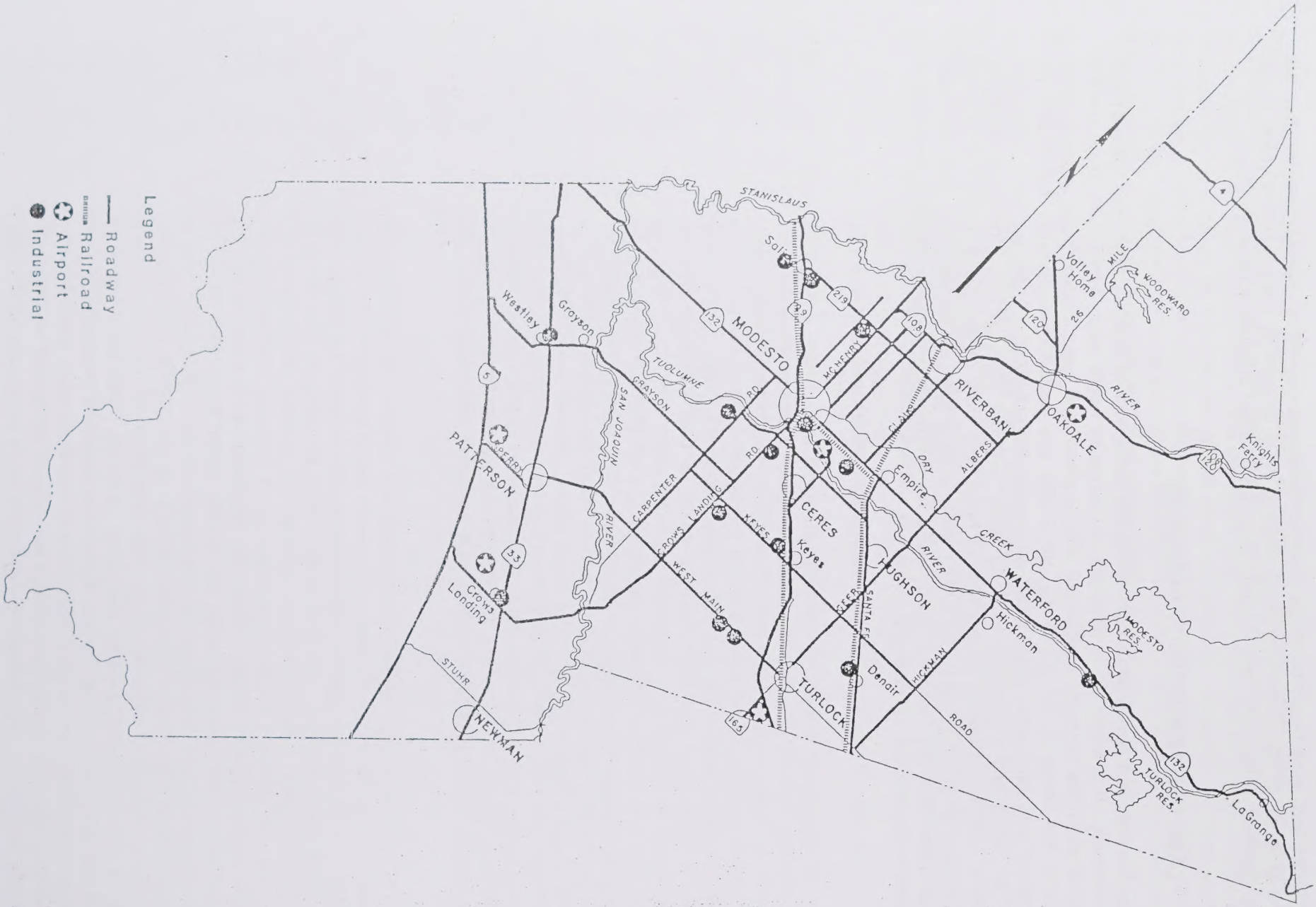



FIGURE 1 - MAJOR NOISE SOURCES

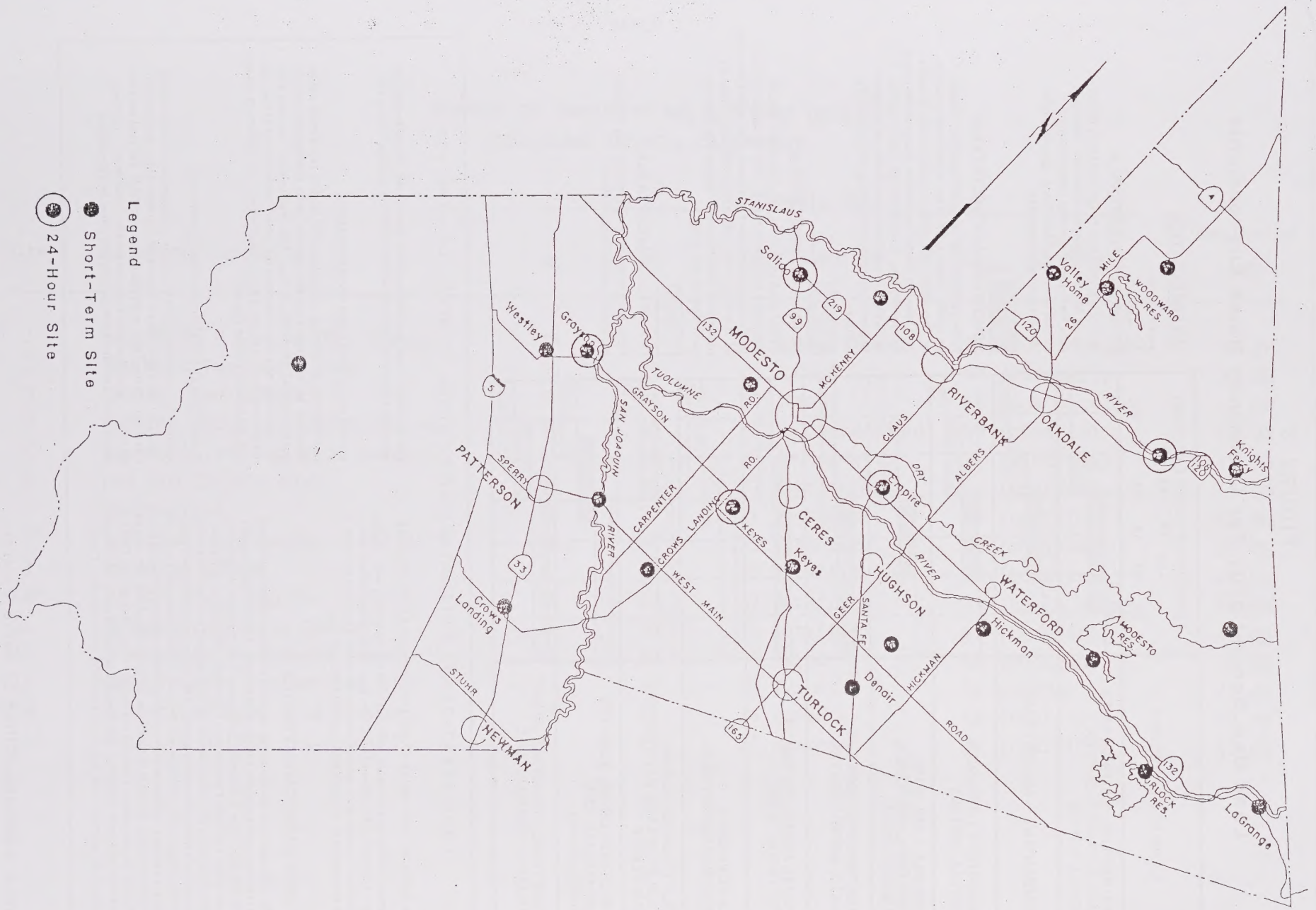
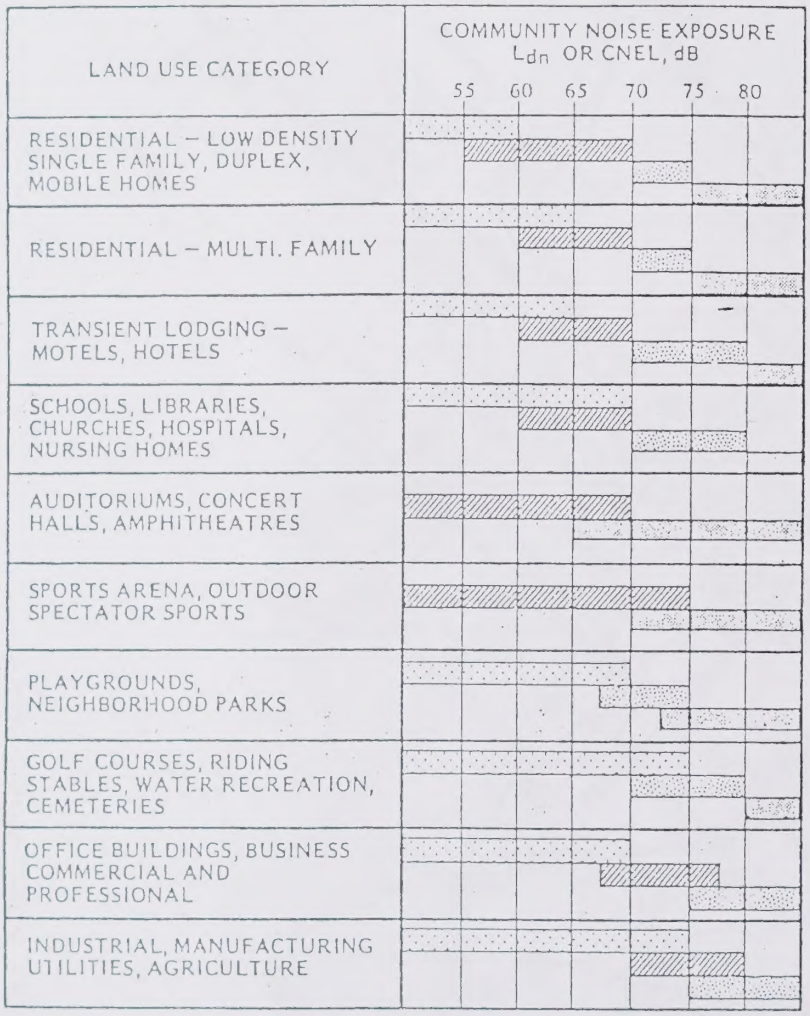



FIGURE 2 - COMMUNITY NOISE SURVEY MONITORING SITES

## FIGURE 3

### Land Use Compatibility For Community Noise Environments




INTERPRETATION

NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

### CONSIDERATIONS IN DETERMINATION OF NOISE–COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or $L_{dn}$. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or $L_{dn}$.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of $L_{dn}$. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Source: California Office of Noise Control

TABLE I

SUMMARY OF COMMUNITY NOISE SURVEY DATA
STANISLAUS COUNTY, CALIFORNIA

| Site # | Location/Community | Level, dBA | | | | Estimated |
|---|---|---|---|---|---|---|
| | | $L_D$ | $L_N$ | $L_{min}$ (Source) | $L_{max}$ (Source) | $L_{dn}$ |
| 1 | Milton Rd @ Sonora Rd - Eugene | 38 | 27 | 21 (powerlines) | 81 (motorcycle) | 38 dB |
| 2 | Woodward Res. Reg. Park | 38 | 26 | 24 (pump) | 50 (aircraft) | 37 dB |
| 3 | Valley Home School | 52 | 34 | 29 (fans) | 66 (motorcycle) | 50 dB |
| 4 | Knights Ferry Methodist Church | 46 | 45 | 40 (construction) | 59 (traffic) | 52 dB |
| 5* | Rancheria Rd - East of Oakdale | 45 | 40 | 28 (unknown) | 77 (aircraft) | 48 dB |
| 6 | Del Rio Country Club | 53 | 38 | 37 (sprinklers) | 64 (traffic) | 52 dB |
| 7 | Warnerville | 42 | 24 | 22 (unknown) | 60 (traffic) | 40 dB |
| 8* | Anderson Care Center - Salida** | 50 | 49 | 35 (traffic) | 69 (chainsaw) | 52 dB |
| 9 | Paradise School | 47 | 40 | 38 (traffic) | 59 (traffic) | 48 dB |
| 10* | 23 "G" St. - Empire | 58 | 52 | 37 (traffic) | 91 (train horn) | 60 dB |
| 11 | Hickman Community Church | 48 | 36 | 35 (traffic) | 67 (traffic) | 47 dB |
| 12 | Diamond Pt. - Modesto Reservoir | 38 | 39 | 30 (wind) | 56 (shotgun) | 45 dB |
| 13 | Campground - Turlock Lk. SRA | 42 | 40 | 39 (water) | 50 (birds) | 47 dB |
| 14 | Historical Area - La Grange | 39 | 31 | 28 (water) | 49 (traffic) | 40 dB |
| 15* | Minnie @ Wilson - Grayson** | 43 | 43 | 21 (unknown) | 78 (traffic) | 45 dB |

TABLE I (Continued)

| Site # | Location/Community | Level, dBA $L_D$ | $L_N$ | $L_{min}$ (Source) | $L_{max}$ (Source) | Estimated $L_{dn}$ |
|---|---|---|---|---|---|---|
| 16 | Kern @ "B" St. - Westley | 49 | 37 | 32 (traffic) | 69 (traffic) | 48 dB |
| 17* | Lathrop @ Ave "A" - Westport | 50 | 45 | 33 (traffic) | 76 (traffic) | 53 dB |
| 18 | Hatch Park - Keyes | 50 | 52 | 33 (traffic) | 66 (traffic) | 58 dB |
| 19 | Gratton School | 55 | 31 | 30 (fans) | 71 (aircraft) | 53 dB |
| 20 | Elm @ Fresno - Denair | 54 | 36 | 31 (traffic) | 71 (aircraft) | 52 dB |
| 21 | Frank Raines County Park | 33 | 28 | 28 (wind) | 41 (birds) | 36 dB |
| 22 | Las Palmas Fishing Access | 53 | 50 | 49 (water) | 58 (aircraft) | 57 dB |
| 23 | Mt. View School | 62 | 41 | 38 (fans) | 77 (traffic) | 60 dB |
| 24 | Bonita Ave - Crows Landing | 47 | 38 | 30 (traffic) | 60 (traffic) | 47 dB |

$L_D$ = Mean $L_{eq}$ based upon 15-minute samples or continuous monitoring between 7:00 a.m. and 10:00 p.m.
$L_N$ = Mean $L_{eq}$ based upon 15-minute samples or continuous monitoring between 10:00 p.m. and 7:00 a.m.

* Continuous monitoring conducted for a minimum of 24 hours.
** Noise levels higher than normal at night due to rain (water on streets).
Estimated $L_{dn}$ values were adjusted accordingly.

Source: Brown-Buntin Associates, Inc.

## GOAL ONE

Protect the economic base of the County by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources.

### POLICY ONE

It is the policy of Stanislaus County to utilize the noise exposure information contained within the General Plan to identify existing and potential noise conflicts through the Land Use Planning and Project Review processes.

### IMPLEMENTATION MEASURE

1. Areas within Stanislaus County shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding the standards in Figure 3 or the performance standards described by Table II. Maps showing existing and projected future noise exposures exceeding 60 dB $L_{dn}$ or CNEL for the major noise sources depicted in Figure 1 are included in Appendix C of the Technical Reference Document.
   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

## GOAL TWO

Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

### POLICY TWO

It is the policy of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise-sensitive land users.

### IMPLEMENTATION MEASURES

1. New development of other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the following levels:

   a. For noise due to sources which are preempted from local control such as traffic on public roadways, railroads and airports, 60 dB $L_{dn}$ (or CNEL) or less in outdoor activity areas and 45 dB $L_{dn}$ (or CNEL) or less within interior living spaces or other noise-sensitive interior spaces. Where it is not possible to reduce exterior noise due to these sources to 60 dB $L_{dn}$ (or CNEL) or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB $L_{dn}$ (or CNEL) will be allowed. Under no circumstances will interior noise levels be allowed to exceed 45 dB $L_{dn}$ (or CNEL) with the windows and doors closed.

   b. For noise due to sources which are not preempted from local control such as local industries or other stationary noise sources, 60 dB $L_{dn}$ or (CNEL) or less within interior living spaces or other noise sensitive interior spaces and the performance standards contained within Table II.

   *Responsible Departments: Environmental Resources, Planning Department, Building Inspections, Planning Commission, Board of Supervisors*

2. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB $L_{dn}$ (or CNEL) in noise-sensitive areas. Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained within Table II in areas containing residential or other noise-sensitive land uses.
   *Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

TABLE II

NOISE LEVEL PERFORMANCE STANDARDS

| Category | Cumulative number of minutes in any one-hour time period | Exterior Noise Level Standards: Daytime 7 a.m. to 10 p.m. | Exterior Noise Level Standards: Nighttime 10 p.m. to 7 a.m. |
|---|---|---|---|
| 1 | 30 | 50 | 45 |
| 2 | 15 | 55 | 50 |
| 3 | 5 | 60 | 55 |
| 4 | 1 | 65 | 60 |
| 5 | 0 | 70 | 65 |

Each of the noise level standards specified in Table II shall be reduced by five (5) dBA for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table II should be applied at a residential or other noise-sensitive land use and not on the property of a noise-generating land use.

MAXIMUM ALLOWABLE NOISE EXPOSURE - STATIONARY NOISE SOURCES[1]

| | Daytime 7: a.m. to 10 p.m. | Nighttime 10 p.m. to 7 a.m. |
|---|---|---|
| Hourly $L_{eq}$, dB | 50 | 45 |
| Maximum level, dB | 70 | 65 |

[1]As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

3. Prior to the approval of a proposed development of noise-sensitive land uses in a noise-impacted area, or the development an industrial, commercial or other noise generating land use in an area containing noise-sensitive land uses, an acoustical analysis shall be required. An exception to this, at the option of the County reviewing agency, will be in the case of a proposed development of residential or other noise-sensitive land uses not subject to the requirements of California Administrative Code Title 24, where the proposed use is to be located adjacent to a traffic noise source, and the existing or future noise exposure is 60-65 dB $L_{dn}$ (or CNEL). In this case, a noise barrier with an effective height of seven (7) feet may be required in lieu of an acoustical analysis provided the project and adjacent roadway are at the same grade and outdoor activity areas (patios, desks, etc.) are located at the first floor level or on the opposite side of the structure from the noise source. Where required, an acoustical analysis shall:

   a. Be the responsibility of the applicant.

   b. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.

   c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.

   d. Include estimated noise levels in terms of $L_{dn}$ (or CNEL) and the standards of Table II (if applicable) for existing and projected future (10-20 years hence) conditions, with a comparison made to the adopted polices of the Noise Element.

   e. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.

   f. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.

   *Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

4. Projects which through the CEQA review process require an acoustical analysis shall include a monitoring program to specifically implement the recommended mitigation to noise impacts associated with the project.
   *Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

5. Noise level criteria applied to land uses other than noise sensitive uses shall be consistent with the recommendations of the California Office of Noise Control (Figure 3).
   *Responsible Department: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

6. Stanislaus County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and

condominiums in areas where the existing or projected future noise environment exceeds 60 dB $L_{dn}$ or CNEL.
*Responsible Department: Building Inspection*

7. Replacement of noise-sensitive land uses located in noise-impacted areas which are destroyed in a disaster shall not be considered in conflict with this element if replacement occurs within one year.
*Responsible Departments: Building Inspections, Planning Department, Environmental Resources.*

POLICY THREE

It is the objective of Stanislaus County to protect areas of the County where noise-sensitive land uses are located and where the present noise environment is acceptable.

IMPLEMENTATION MEASURES

1. In conjunction with or subsequent to a comprehensive update of the Noise Element, the County shall consider writing a community noise control ordinance based on the noise exposure information included in the research for the Noise Element. The "Model Community Noise Control Ordinance" prepared by the State Office of Noise Control should be considered for a guideline.
*Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

2. New equipment and vehicles purchased by Stanislaus County shall comply with noise level performance standards of the industry and be kept in proper working order to reduce noise impacts.
*Responsible Department: County Executive Office*

3. Stanislaus County should encourage the California Highway Patrol to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.
*Responsible Department: Board of Supervisors*

POLICY FOUR

It is the objective of Stanislaus County to ensure that the Noise Element is consistent with and does not conflict with other elements of the Stanislaus County General Plan.

IMPLEMENTATION MEASURES

1. The Noise Element shall be reviewed and updated as soon as sufficient funding becomes available for the project.
*Responsible Departments: Planning Department, Department of Environmental Resources, Planning Commission, Board of Supervisors*

2. The Land Use and Circulation Elements of the General Plan shall be continually reviewed to ensure consistency with the findings and policies of the Noise Element as they relate to the prevention of future noise conflicts.
*Responsible Department: Planning Department*

Chapter 5

# SAFETY ELEMENT

## INTRODUCTION

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale, which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the San Joaquin River and isolated stretches of the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage, but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and zoning or subdivision ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas in the agricultural area may be hazardous to crop dusters if not properly located.

Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems, as can the uncovered transportation of sand and gravel material.

# GOALS, POLICIES AND IMPLEMENTATION MEASURES

## GOAL ONE

Prevent loss of life and reduce property damage
as a result of natural disasters.

(Comment: Stanislaus County is prone to a variety of natural disasters. With several rivers traversing the County, flooding is a concern. Although there are no major faults in the valley portion of Stanislaus County, some faults do exist in the foothills on the eastern and western edges of the County. Earthquakes could occur that would cause severe damage in portions of the County.)

### POLICY ONE

The County will adopt (and implement as necessary) plans to minimize the impacts of a natural disaster.

### IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster, including dam failure. Evacuation routes will serve all of the jurisdictions in the County; therefore plans for evacuation routes must be coordinated with these cities.
   *Responsible Department: Emergency Services*

2. The County will follow the policies included in the adopted emergency plan. New development shall not conflict with policies included in that document.
   *Responsible Department: Emergency Services*

3. The County will make information available to landowners in areas subject to flooding to help them form a flood control district.
   *Responsible Department: Public Works*

4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

5. In the event of a major wildfire threatening the towns of Knight's Ferry or La Grange, the Sheriff, Emergency Services and Fire Safety Departments may mandate and coordinate evacuation of those towns.
   *Responsible Departments: Sheriff, Fire Safety, Emergency Services*

POLICY TWO

Development should not be allowed in areas that are within the designated floodway.

(Comment: The Federal Emergency Management Agency (FEMA) has developed floodway maps which identify areas prone to flooding.)

IMPLEMENTATION MEASURES

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
   *Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors*

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Earthquake Fault Zoning Act.
   *Responsible Departments: Building Inspections, Planning Department, Planning Commission, Board of Supervisors*

2. Development in areas of geologic hazard shall be considered for approval only where the development includes an acceptable evacuation route.
   *Responsible Departments: Sheriff, Fire Safety, Emergency Services, Public Works, Planning Department, Planning Commission, Board of Supervisors*

3. Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.
   *Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors*

4. The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.
   *Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

5. Where it is found that right-of-way widths greater than those specified in the Circulation Element are necessary to provide added safety in geologically unstable

areas, additional width shall be required.
*Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Development west of I-5 shall include a geological report unless the Chief Building Official and Planning Director are satisfied that no need for the study is present.
*Responsible Departments: Planning Department, Building Inspections*

3. The routes of new public roads in areas subject to landslides shall be designed to minimize landslide risks.
*Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.
*Responsible Department: Building Inspections*

## GOAL TWO

Minimize the effects of hazardous conditions that might cause loss of life and property.

### POLICY SIX

All new development shall be designed to reduce safety and health hazards.

### IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles.
   *Responsible Departments: Sheriff, Fire Safety*

2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

3. Development standards shall be imposed to provide street lighting, storm drainage, setbacks, fire walls.
   *Responsible Departments: Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors*

4. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
   *Responsible Departments: Building Inspections*

### POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

### IMPLEMENTATION MEASURES

1. The County shall continue to implement the funding strategies identified under Policy Twenty-Two of the Land Use Element.
   *Responsible Departments: Building Inspection, Board of Supervisors*

2. All discretionary projects in the County shall be referred to the Fire Safety Department and to the appropriate fire district for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues.
   *Responsible Departments: Planning Department, Fire Safety*

3. The County Fire Safety Department shall work with the California Department of Forestry and Fire Protection and with local fire districts to minimize the danger from wildfire.
*Responsible Department: Fire Safety*

4. Discretionary projects outside of fire districts shall be considered for approval only when they are found to include adequate fire protection.
*Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors*

5. New development, other than agricultural, shall have adequate water to meet the fire flow standards established in Appendix 5-A.
*Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors*

6. All discretionary projects shall be referred to the Sheriff's Department for comment. Comments from the Sheriff will be used to either condition or modify the project.
*Responsible Departments: Sheriff, Planning Department, Planning Commission, Board of Supervisors*

7. All building permits and discretionary projects within the State Responsibility Areas, as identified by the California Department of Forestry and Fire Protection, shall meet the minimum development standards included in Article 1-5, Subchapter 2 SRA Fire Safe Regulations, Chapter 7 - Fire Protection, Division 1.5 - Department of Forestry, Title 14 - Natural Resources, or more stringent specific standards as may be adopted by the Board of Supervisors for this County.
*Responsible Departments: Building Inspection, Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors*

8. All discretionary projects shall be referred to the Regional Emergency Medical Services Office for comments related to ambulance service.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURES

1. New urban development shall provide street lighting, storm drainage, setbacks, fire walls, and other safety features as the specific case may require.
*Responsible Departments: Public Works, Fire Safety, Planning Commission, Board of Supervisors*

2. New development shall conform to the standards in the County Specifications and Improvement Standards for maintenance and improvement of roads.
*Responsible Departments: Public Works, Planning Commission, Board of Supervisors*

3. The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel and other materials.
*Responsible Department: Sheriff's Department*

4. Private access roads in the State Responsibility Areas, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet state-mandated standards for such roads.
*Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors*

5. Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) to eliminate safety hazards.

IMPLEMENTATION MEASURES

1. Fire Districts, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support their services. Such requests shall be accompanied by supporting documentation.
*Responsible Departments: Fire Safety, Sheriff, County Executive Office, Board of Supervisors*

2. The County will work with the Fire Safety Department, the State Department of Forestry and Fire Protection and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
*Responsible Departments: Fire Safety, Building Inspections, Board of Supervisors*

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix 5-B)
*Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

POLICY ELEVEN

Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. An amendment to the A-2 (General Agriculture) zoning districts will be processed by June 30, 1995 to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities. (On September 19, 1995, the Board of Supervisors approved an amendment to the zoning ordinance establishing siting standards for communication towers in all zoning districts.)
   *Responsible Departments: Planning Department, Planning Commission, Board of Supervisors*

2. Use permit applications for communication towers in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.
   *Responsible Department: Planning Department*

POLICY TWELVE

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURES

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.
   *Responsible Departments: Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors*

2. The Airport Land Use Plan shall be updated to conform to current state law when funds are budgeted for the project.
   *Responsible Departments: Planning Department, Airport Land Use Planning Commission*

3. All amendments to a land use designation, zoning district, or zoning regulation affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Commission for comment. If that commission recommends denial, the Board of Supervisors may overrule that recommendation only by a two-thirds majority vote.
   *Responsible Departments: Planning Department, Airport Land Use Commission, Board of Supervisors*

4. The height and exterior materials of new structures in the Airport Zone of the Modesto, Oakdale, Patterson or Turlock airports as defined in the Stanislaus County Airport Regulations, shall be reviewed to determine whether they conform to those regulations.
   *Responsible Departments: Planning Department, Board of Supervisors*

## POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of spilled hazardous materials as required.

### IMPLEMENTATION MEASURES

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
   *Responsible Department: Environmental Resources*

2. The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. The goals, objectives, conclusions, recommendations and implementation measures of that plan are hereby incorporated as a part of the Safety Element, along with any modifications which may result from state review of the Hazardous Waste Management Plan.
   *Responsible Departments: Board of Supervisors, Environmental Resources*

3. The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.
   *Responsible Departments: Environmental Resources, Fire Safety, Sheriff, Emergency Services*

## POLICY FOURTEEN

The County will continue to enforce state-mandated structural Health and Safety Codes, including but not limited to the Uniform Building Code, the Uniform Housing Code, the Uniform Fire Code, the Uniform Plumbing Code, the National Electric Code, and Title 24.

(Comment: The Uniform Building Code includes provisions for safe construction under the most current standards. The Uniform Housing Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

### IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
   *Responsible Department: Building Inspections*

2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the Uniform Housing Code.
   *Responsible Departments: Building Inspections, Environmental Resources*

3. The Uniform Fire Code shall be followed in inspections and maintenance of structures regulated under that code.
   *Responsible Department: Fire Safety*

POLICY FIFTEEN

The County will support the Federal Emergency Management Agency (FEMA) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets FEMA standards, property owners whose property is located within certain areas identified by FEMA as flood hazard areas may purchase insurance against flood damage. Chapter 16.40 of the Stanislaus County Code meets the FEMA standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter 16.40 (Flood Damage Protection) of the County Code to meet FEMA standards.
   *Responsible Departments: Public Works, Board of Supervisors*

APPENDIX 5-A

# FIRE FLOW STANDARDS

New or Existing Water Systems

New development shall not be permitted to diminish the fire flow of an existing water system below the following minimum standards:

| | | |
|---|---|---|
| 1. | Lot density of three or more single-family residential units per acre. | 1,000 gpm |
| 2. | Duplex residential units, neighborhood business of one story. | 1,500 gpm |
| 3. | Multiple residential, one and two stories; light commercial or light industrial. | 2,000 gpm |
| 4. | Multiple residential, three stories or higher; heavy commercial or heavy industrial. | 2,500 gpm |

New water systems also must meet the minimum fire flow standards established above.

Exception: With the installation of an approved, supervised, automatic sprinkler system in accordance with the National Fire Protection Association Pamphlet #13, throughout the building,a 50% reduction may be granted. In no case shall there be less than 500 gpm provided on site.

No Existing Water System

Where there is no established water system, in the rural areas of Stanislaus County, the following guidelines shall apply:

The installation of reservoirs, pressure tanks, elevator tanks, or other fixed systems capable of supplying the required fire flow and/or static source shall be in accordance with the National Fire Protection Association Pamphlet #1231, Water Supplies for Rural and Suburban Fire Fighting.

Source: Stanislaus County Fire Warden's Office

APPENDIX 5-B

# AIRPORT SITING STANDARDS

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 6, 1984 No. 84-367

On motion of Supervisor Blom, Seconded by Supervisor Simon,
and approved by the following vote,
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn
Noes: Supervisors: None
Excused or Absent: Supervisors: Terry
Abstaining: Supervisor: None

D-2

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, after receiving a report concerning private airports in Stanislaus County, this Board referred the matter to the Planning Commission for study and possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service Airports and Temporary Agriclutural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk
Stanislaus County Board of Supervisors,
State of California,

Rochelle A. Tilton

By: Rochelle A. Tilton, Assistant Clerk



File No. S-18-CC-27

ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

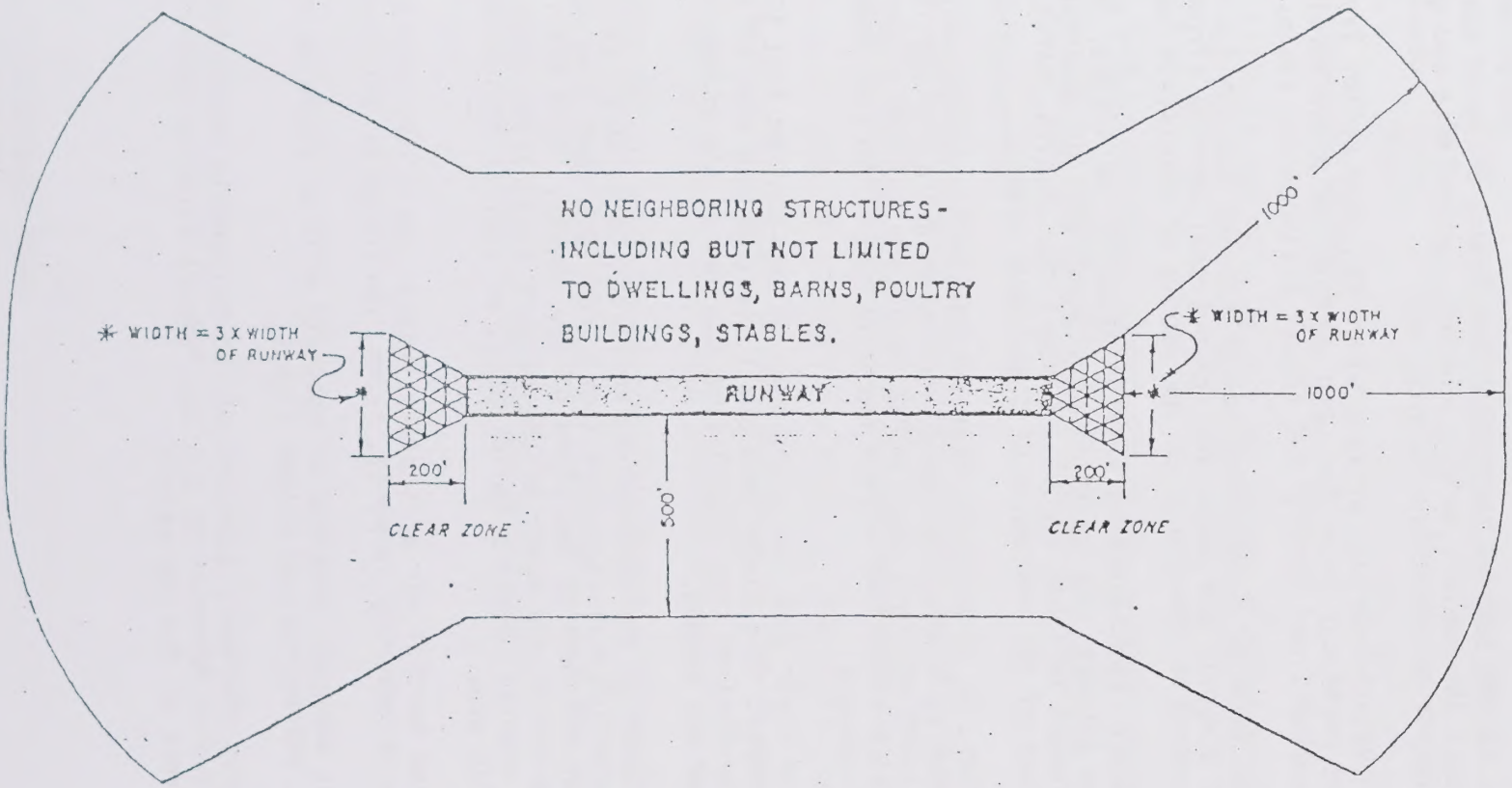
1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.

2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.

3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.

4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.

5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.


NO NEIGHBORING STRUCTURES - INCLUDING BUT NOT LIMITED TO DWELLINGS, BARNS, POULTRY BUILDINGS, STABLES.
* WIDTH = 3 X WIDTH OF RUNWAY
* WIDTH = 3 X WIDTH OF RUNWAY
RUNWAY
1000'
1000'
200'
200'
500'
CLEAR ZONE
CLEAR ZONE

Chapter 6

# HOUSING ELEMENT

Adopted 1992
Amended 1996
Reformatted Adoption 1997
Amended 2003

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
00 Third Street, Suite 430
. Box 952053
mento, CA 94252-2053
323-3177
FAX (916) 327-2643

March 26, 2004

Ms. Patricia Hill Thomas
Chief Executive Officer
County of Stanislaus
1010 10th Street, Suite 6800
Modesto, California 95354

Dear Ms. Hill Thomas:

**RE: Review of the County of Stanislaus' Adopted Housing Element**

Thank you for submitting Stanislaus County's housing element adopted December 16, 2003 and received for our review on December 29, 2003. As you know, the Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). Our review was assisted by conversations and correspondence with Mr. James Duval, of your staff, in December 2003 and March 2004.

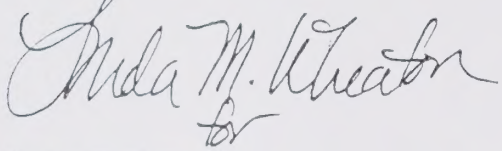
The adopted element addresses the statutory requirements described in the Department's December 12, 2003 review. We are therefore pleased to find Stanislaus County's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The element now includes a more detailed analysis of potential constraints on the development of housing for persons with disabilities and demonstrates the County's ability to accommodate its share of the regional housing need.

We appreciate the efforts of the County to develop land-use strategies and programs to address its regional housing need. Stanislaus County is commended for its efforts to facilitate higher densities and multifamily for lower-income households through the pursuit of the Weed and Seed Program, minimum densities, provision of infrastructure and lot consolidation programs. We also support the County's partnering efforts to develop single-family housing affordable to lower-income households with organizations such as Self-Help Enterprises, Habitat for Humanity and Stanislaus County Affordable Housing Corporation.

We appreciate the cooperation of your staff, Messrs. Duval, Deputy Director of Community Development, and Ron Freitas, Director of Community Development, during the course of our review. We wish Stanislaus County much success in implementing its housing and land-use programs and look forward to following the County's annual progress and achievements, through the annual general plan progress reports required pursuant to Government Code Section 65400. If we can provide any additional assistance in implementing the element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



for

Cathy E. Creswell
Deputy Director

cc: Ron Freitas, Director of Community Development
James Duval, Deputy Director of Community Development
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Liz Porter, California Rural Legal Assistance, Inc.
Miguel B. Donoso, Hispanic Task Force
Eugene Smith, Tulare Co. Bldg. & Planning Department

# STANISLAUS COUNTY, CALIFORNIA
# HOUSING ELEMENT 2001 - 2008

## LIST OF TABLES

## LIST OF FIGURES

# I. INTRODUCTION

## A. EXECUTIVE SUMMARY

The purpose of the 2001 Housing Element is to identify current and projected housing needs in the unincorporated area of Stanislaus County and to set forth goals, policies and programs that address those needs. Stanislaus County has prepared this Housing Element to meet State housing objectives and other requirements of State law. In addition, the 2001 Housing Element updates the current Housing Element by incorporating new information and reflecting community concerns related to housing in Stanislaus County.

Census 2000 information is used throughout this document, although it was necessary at times to rely on the 1990 Census when only that information was available. Thus, in some parts of chapters there is information from both the 1990 and 2000 Census. The distinction is clearly made between both time frames of information.

*LOCAL/REGIONAL HOUSING DATA*

Stanislaus County is one of the ten fastest growing counties in California. During the 1990's the County's population climbed from 370,522 to 450,976 in 2000 for a total increase of 22%. A major factor contributing to rapid population growth was the continued influx of San Francisco Bay Area commuters who were priced out of the local housing market but were able to find affordable housing in Stanislaus County.

The majority of the Stanislaus County's population increase occurred in the nine incorporated cities rather than the unincorporated area of the County. The incorporated population increased 24%, and the population of unincorporated Stanislaus County increased 11.2% The percentage of population living in the unincorporated areas represents 25% of the total county population.

County land use policies and agreements with the cities regarding growth management within established spheres of influence contribute to the slower growth rate in the unincorporated area, as well as a greater availability of public services and amenities within larger municipal boundaries.

Stanislaus County has and continues to be a place of diverse ethnicity and culture.

Overall, the economic forecast for Stanislaus County is favorable, with growth occurring mainly in the nonagricultural sector. The result will be a more stable and diversified economy.

Compared to the improvement in the unemployment rate that occurred between 1980 and 1990, the unemployment rate remained relatively stable between 1990 and 2000. In 1980, the unemployment rate was 10%; by 1990, the unemployment rate had dropped to 7.7 percent; in 1999, it was at 8.5 percent.

Although the 1990 unemployment rate was considerably better than the overall countywide rate of 10.3%, it still exceeded the statewide rate of 6.6%. The employment situation reflects the fact that the growth of two of the areas of the Unincorporated Areas and Patterson, was fueled by transplanted Bay Area households who chose to commute to their jobs in the Bay Area while residing in Stanislaus County. A stable unemployment rate combined with an increasing population indirectly results in more people needing affordable housing and/or supportive services.

The majority of jobs within Stanislaus County are in its Urban Areas. First of all within the Modesto/Ceres urbanized area, and the large industrialized parks within their unincorporated sphere's of influence, and then within the Turlock urbanized area. Following that are the Oakdale, Patterson, and Riverbank areas.

From 1990 to 2000, U.S. Census data show that while the population of the unincorporated area increased by 10,825, the number of housing units increased by 57,234 (from 32,652 in 1990 to 89,886 in 2000). At the same time, persons per household decreased from 3.08 to 3.03, the percentage of overcrowded units increased from 11% to 17.31%, and the vacancy rate dropped from 5% to less than 2%. All of these factors indicate a shortage of affordable housing in the unincorporated area of Stanislaus County.

Stanislaus County's most significant housing challenge is affordable housing and providing shelter for the homeless. In 1990, the median price for a home was $124,300 and median rent was $417. The median income for a family of four was $32,500. In 2000, the median price for a home was $140,000 and the median rent was $850. The median income for a family of four was $45,000. Groups requiring assistance include low-income persons (including families and seniors), first-time buyers, elderly, and the homeless. There are long waiting lists for below-market units and rent subsidy programs. The 2000 Census indicated that 13.71% of the population was 65 years or older (10% at poverty level), 26,569 persons in the labor force had a work disability (29,961 not working had a disability) and 19,859 households were headed by a woman (31% of all families below the poverty level).

The State Department of Housing and Community Development has determined that during the period 2001 through 2008, an additional 35,239 housing units will be required for the entire Stanislaus County. Of this amount, 3,978 units have been allocated to the Unincorporated Area. The following represents the distribution of units within certain household income groups:

| | |
|---|---|
| Very Low Income: | 875 |
| Low Income: | 676 |
| Moderate Income: | 835 |
| Above Moderate Income: | 875 |
| | 3,261 housing units |

Approximately 1,458 acres in unincorporated Stanislaus County are available for residential development. Based on existing zoning, planned development and a desire and plan to construct infrastructure in existing areas, this acreage will support up to 4,764 units, including 938 multi-family units in R-2, R-3 and H-1 zones. The County's regional share for 2001-2008 is 3,978 units.

The cost of raw land has risen dramatically. The median price of a home in Stanislaus County has skyrocketed to $195,000 in 2003. Fees for a single-family residence were $5,500 in 1989, now they can reach upwards of $15,000 depending on size of residence and location. This amount consists of Stanislaus County Public Facilities Fees, School and Fire Impact fees. This total represents about 7% of a median priced home. The County utilizes Redevelopment set-aside monies, CDBG and HOME funds, (see below) density bonuses, Mortgage Credit Certificates and publicly-funded mortgage programs to assist in the development and acquisition of affordable housing.

*NEW POLICIES/PROGRAMS*

Among the new policies and programs proposed in the 2001 Housing Element are:

- Community Development Block Grant. Stanislaus County has received Entitlement status from the federal Department of Housing and Community Development. This distinction will allow for greater flexibility in responding to the housing and infrastructure needs of the lower income neighborhoods and communities.

- HOME Investment Partnership Act. The County has joined other communities to establish a consortium in order to gain entitlement status.

- Partner with the local Housing Authority to acquire, rehabilitate, resell or retain for lower income household occupancy. This partnership will use Mortgage Credit Certificates, Down Payment Assistance funds, a self-sufficiency program that enables a tenant to establish an escrow account for future home buying assistance and local lenders using Community Reinvestment Act guidelines.

## B. PURPOSE OF THE HOUSING ELEMENT

The purpose of the 2001 Housing Element is threefold: (1) to reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available; (2) to propose specific goals, objectives, policies and programs to meet those needs; and (3) to comply with the requirements of state law.

*SUBSTANTIVE REQUIREMENTS*

The California Legislature has adopted requirements for the contents of Housing Elements. Among these legislative requirements is the mandate that:

"The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The Housing Element shall make adequate provision for the existing and projected needs of all economic segments of the community."

Specifically, the Element must contain:

An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

- Analysis of population and employment trends;
- Analysis and documentation of household/housing characteristics;
- Inventory of land suitable for residential development;
- Analysis of potential and actual government constraints;
- Analysis of potential and actual non-governmental constraints;
- Analysis of special housing needs (including homeless needs);
- Analysis of opportunities for energy conservation; and
- The preservation or replacement of dwelling units in subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents.

A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

A program which sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element, including:

- Identification of adequate sites that will be made available;
- Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
- Addressing, and where possible, removing governmental constraints;
- Conservation of and improvement in the condition of existing affordable housing stock; and
- Promotion of housing opportunities for all persons (fair housing program).

Also included among the provisions of California Housing Element Law are requirements that:

- The County adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Area Association of Government for Stanislaus County).
- Financial resources be identified that can make the construction of low- and moderate-income households feasible; and
- Existing housing affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the Housing Element.

*PROCEDURAL REQUIREMENTS*

The County must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The County will submit a draft of the revised Housing Element to HCD for review prior to formal adoption. The County must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the County believes it is in substantial compliance with the law.

*RELATIONSHIP TO THE GENERAL PLAN*

The Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. County actions involving zoning, subdivision approval, and redevelopment must be consistent with the Housing Element.

*REGIONAL IMPACTS*

The provision of adequate housing is a regional issue and Stanislaus County cannot implement a housing program without recognizing how land use and transportation decisions made by other jurisdictions effect the County's share of regional housing needs. Conversely, land use actions taken by the County may impact other jurisdictions in the area. Because of the regional nature of housing needs in the greater Stanislaus area, the County's housing program requires coordination with other agencies.

## C. SOURCES OF DATA

The 2001 Housing Element includes updated statistical data reported in the 2000 Census, as well as the 1990 Census, when 2000 Census data was unavailable. Other sources of data include the Stanislaus Council of Governments (StanCOG), State Department of Finance data, Stanislaus County Consolidated Plan and other pertinent housing and technical reports.

## D. PUBLIC PARTICIPATION

During preliminary preparation of the 2001 Housing Element Update, a series of public information meetings were held in the various unincorporated communities, as well as at the Municipal Advisory Councils representing unincorporated communities of Stanislaus County by Stanislaus County Department of Planning and Community Development staff. Notification of these meetings were publicized in English in all of the jurisdiction's newspapers, as well as in Spanish using the El Sol publication. Notices were also posted in public places in the communities where the meetings were to be held.

Additionally, Stanislaus County is a member of the Stanislaus County Housing and Support Services Collaborative. This Collaborative represents a membership of cities within Stanislaus County, public service organizations (both for- and non-profit), as well as the faith-based community, and individual city and county governmental departments that provide program to the lower income population of Stanislaus County.

The public participation program also included distribution of the Draft Housing Element to other interested agencies and persons for review and comment. Public hearings were advertised in all newspapers, notices posted in public places. The notices and advertisements were intended to encourage public participation and involvement in the process.

## E. CONSISTENCY

In addition to the Housing Element, the Stanislaus County General Plan includes six other elements: land use, circulation, conservation/open space, noise, safety, and agriculture. State law requires internal consistency among all of the elements. In other words, the goals and policies of the Housing Element must be consistent with the goals and policies of the other elements of the General Plan.

In 1994, the County updated the existing General Plan in its entirety. During the update process, this Housing Element was reviewed to ensure internal consistency. If future changes in other plan elements make it necessary to amend the Housing Element for consistency, appropriate public meetings will be held and adequate notification provided to all affected governmental agencies.

## F. DEFINITIONS

Constraints - potential and actual governmental and non-governmental hindrances to the maintenance, improvement, and development of housing for all income levels.
County - the unincorporated areas of Stanislaus County over which the County governing body maintains jurisdictional control.
County-wide - the incorporated and unincorporated portions of Stanislaus County.
Disability - a physical or mental problem lasting six months or longer.
Elderly - people of the age 62 years or older.
Farm Workers - those regular or full-time farm laborers employed for more than 150 days annually and those seasonal or migrant farm laborers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.
Handicapped - as defined in Section 22511.5 of the California Administrative Code.
Households - refers to all persons occupying a dwelling unit.
Large Family - a family comprising five or more people.
Very Low-, Low-, and Moderate-Income - very low-income refers to households that earn 50% or less of the median County income; low-income refers to households earning 51-80% of the median County income; and moderate-income refers to households earning 81-120% of the median County income level.
Multi-Family Units - refers to owner-occupied and rental multiple-unit dwellings ranging in size from duplexes to large apartment complexes.
Need - the summation of new units, rehabilitated units, and rental units which would be required to enable all low- and moderate-income households in the unincorporated areas of the County to be adequately housed.
Overcrowded - refers to households in which there is more than one person per room, excluding bathrooms and kitchen.
Single-Family Units - refers to owner and renter occupied single, detached, and attached units.
Total Housing Stock - refers to three basic categories of housing types: (1) single-family units; (2) multi-family units; and (3) mobile homes.

## II. POPULATION AND EMPLOYMENT CHARACTERISTICS

### A. STANISLAUS COUNTY PROFILE

Stanislaus County, encompassing an area of approximately 1,500 square miles, is located in the San Joaquin Valley. The County is bounded by San Joaquin County, Calaveras County, and Tuolumne County on the north, Mariposa County on the east, Merced County on the south, and Santa Clara County and Alameda County on the west (see Figure II-1).

Within Stanislaus County, there are nine incorporated cities: Ceres, Modesto, Patterson, Newman, Hughson, Riverbank, Oakdale, Turlock, and Waterford. The largest City in the County is Modesto with a 2003 California Department of Finance population of 203,294. However, Riverbank is the fastest growing city, with a population increase of 85.2% between 1990 and 2000. Additionally, there are 13 unincorporated communities within the County and substantial areas of state and federally controlled lands such as parks, wildlife areas and other public lands.

Stanislaus County is a large, diverse, and rapidly developing jurisdiction. Much of the population growth over the last decade was due to the County's location near the San Francisco Bay Area Region. The combination of Bay Area job markets and freeway access to inexpensive land for housing development in Stanislaus County contributed to increased development pressures in the cities within the County. The explosive residential growth caused the County to become a bedroom community for the regional job centers of the Bay Area.

In the environment of California's rapidly urbanizing San Joaquin Valley, the entire County is a focal point of an area that many forecasters believe will be the fastest growing region in the State of California in the coming decades. Changing economic, political, and environmental factors, such as gasoline prices, increasing fiscal pressures on local governments, housing prices, air and water quality will have significant effects on the future of Stanislaus County.

### B. POPULATION TRENDS/GROWTH RATE

This section of the Housing Element documents existing population characteristics, projections of future population characteristics, and employment trends relating to housing needs in Stanislaus County.

According to the U.S. Bureau of the Census, the population in the unincorporated limits of Stanislaus County in 2000 was 106,790. This represents a modest 6% increase from 1990, when the County's population was at 100,736. The entire county's population is estimated to increase to 587,600 persons by 2010. Most of the growth is projected to occur within the limits of the incorporated cities of the County as historically experienced and indicated in Table II-1 below.

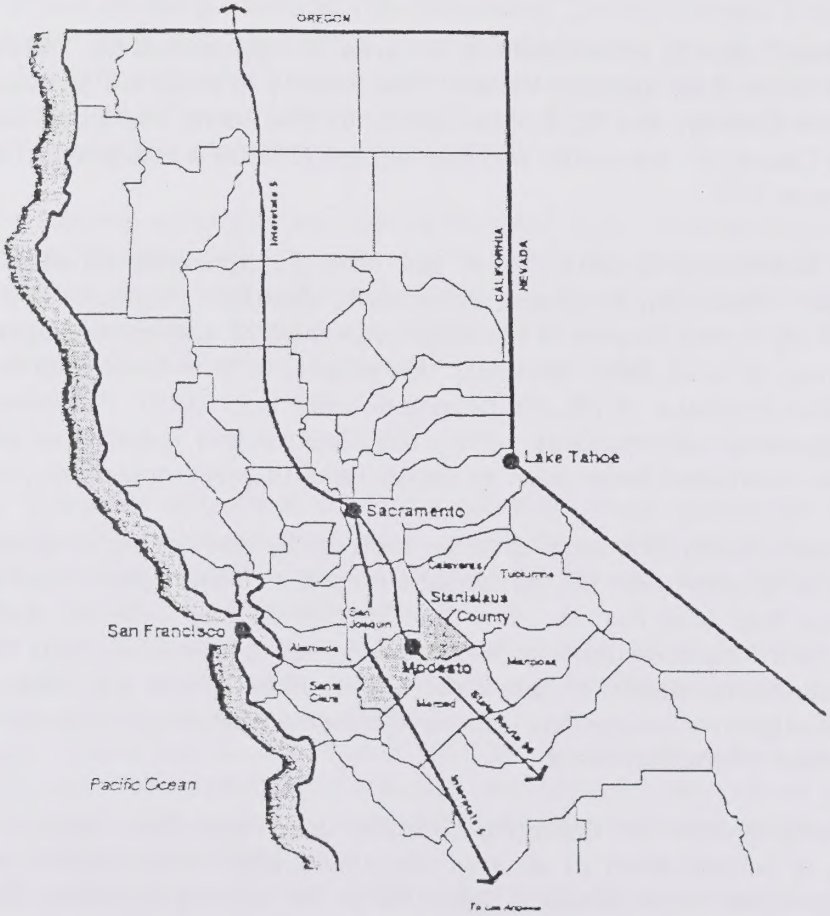



FIGURE II-1
VICINITY MAP

TABLE II-1
RECENT POPULATION TOTALS AND GROWTH
1990 and 2000

| | 1990 | 2000 | Percent of change 1990-2000 |
|---|---|---|---|
| **Stanislaus County** | **95,965** | **109,391** | **13.90%** |
| Ceres | 26,314 | 32,928 | 25.10% |
| Hughson | 3,259 | 3,615 | 10.90% |
| Modesto | 164,730 | 188,286 | 14.2% |
| Newman | 4,151 | 6,385 | 53.80% |
| Oakdale | 11,961 | 14,952 | 25.00% |
| Patterson | 8,626 | 10,959 | 27.00% |
| Riverbank | 8,547 | 14,601 | 70.80% |
| Turlock | 42,198 | 53,481 | 26.70% |
| Waterford | 4,771 | 6,766 | 41.80% |
| **Total** | **370,522** | **441,364** | **19.10%** |

Source: California Department of Finance, 1990 and 2000

As shown on Table II-1above, the three largest cities of Stanislaus County continue to exhibit high growth rates. Some of the population gain in these areas has been attained through area annexations, as well as immigration. In the ten-year period from 1990-2000, Modesto has added 23,556 residents, growing at 14.2%. Turlock, the County's second largest city, has grown by 11,283 residents, or 26.7%. During the same period, the population of Ceres expanded to 32,928 (25.1%), while the City of Patterson experienced an increase of 27%. In comparison to the substantial population increases for the incorporated areas of Stanislaus County, the unincorporated area of the County grew 13.9%. This is largely due to annexations of land to the cities, which offer better urban services for residents, and to the continued agricultural emphasis in Stanislaus County.

*HOUSEHOLD POPULATION AND HOUSEHOLD SIZE/PROJECTIONS*

Stanislaus County's household population in 2000 was 145,146, which was approximately 61.9% homeowners and 38% renters. Fewer than two percent of the unincorporated population lived in non-household situations (group quarters such as nursing homes, correctional institutions and college dormitories) or were homeless on the census data. The formation of households is impacted by a variety of factors. The aging of the populations, young adults leaving home, and divorce are some of the many circumstances that can cause household growth even in relatively static periods of population growth.

The change in the average household size over time is another important factor in determining housing needs. The average household size in Stanislaus County is estimated to have slightly increased between 1990 and 2000 from 3.03 in 1990 to 3.13 in 2000. An increase in household size is particularly evident in low-income areas where families are often forced to "double-up" to share housing expenses.

TABLE II-2
TENURE BY HOUSEHOLD

| Jurisdiction | Owner | Owner | Renter | Renter |
|---|---|---|---|---|
| | *1- 4 Persons* | *5 + Persons* | *1- 4 Persons* | *5 + Persons* |
| Unincorporated | 26,465 | 5,781 | 14,686 | 4,199 |
| Stanislaus County | 74,135 | 15,751 | 44,562 | 10,698 |

Source: Census 2000

*POPULATION TRENDS*

The history of Stanislaus County has been one of growth. From a population of 158,300 in 1960, the County increased over 182% to reach 446,997 in 2000 (see Table II-4). Beyond that point, current projections indicate that Stanislaus County will grow to approximately 587,600 by year 2010 (see Table II-3). The above figures represent County-wide growth trends and include both incorporated and unincorporated areas.

During the years between the 1990 and 2000 Census, the County has been among the fastest growing counties in the state. The growth rate of Stanislaus County between 1990 and 2000 was above that experienced statewide. Whereas state growth rate was 21.8% in the period of 1990 to 2000, Stanislaus County's growth rate was 35.5% (see Table II-3). State projections continue to rate Stanislaus County's growth higher than the state as a whole.

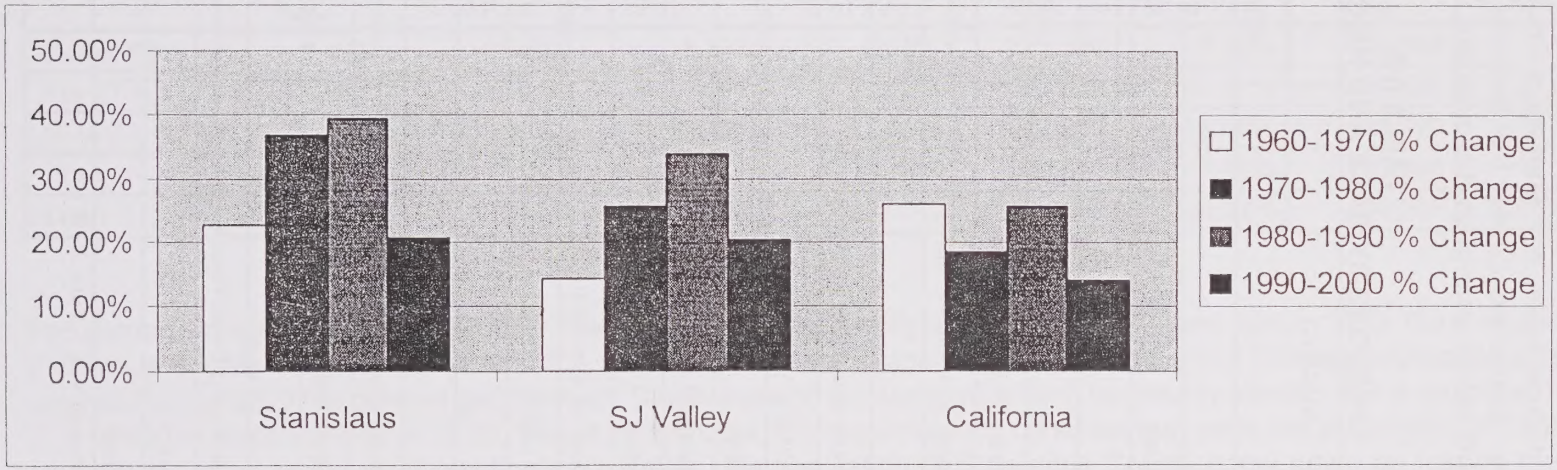
TABLE II-3
GROWTH PROJECTIONS

| Year | Stanislaus County Population | Growth Rate | State of California Population | Growth Rate |
|---|---|---|---|---|
| 1990 | 370,522 | - | 29,760,021 | - |
| 2000 | 502,300 | 35.5 | 36,259,000 | 21.8 |
| 2010 | 587,600 | 16.9 | 40,262,400 | 11.0 |

Source: California Department of Finance, July 2000

## TABLE II-4
## SAN JOAQUIN VALLEY POPULATION GROWTH
## 1960-2000

| | 1960 | 1970 | 1960-1970 % Change | 1980 | 1970-1980 % Change | 1990 | 1980-1990 % Change | 2000 | 1990-2000 %Change |
|---|---|---|---|---|---|---|---|---|---|
| San Joaquin | 251,700 | 291,073 | 15.64% | 347,342 | 19.33% | 480,628 | 38.37% | 563,598 | 17.26% |
| **Stanislaus** | **158,300** | **194,506** | **22.87%** | **265,900** | **36.71%** | **370,522** | **39.35%** | **446,997** | **20.64%** |
| Merced | 90,900 | 104,629 | 15.10% | 134,560 | 28.61% | 178,403 | 32.58% | 210,554 | 18.02% |
| Madera | 40,700 | 41,519 | 2.01% | 63,116 | 52.02% | 88,090 | 39.57% | 123,109 | 39.75% |
| Fresno | 368,500 | 413,329 | 12.17% | 514,621 | 24.51% | 667,490 | 29.71% | 799,407 | 19.76% |
| Tulare | 169,400 | 188,320 | 11.17% | 245,738 | 30.49% | 311,921 | 26.93% | 368,021 | 17.99% |
| Kings | 50,500 | 66,717 | 32.11% | 73,738 | 10.52% | 101,469 | 37..61% | 129,461 | 27.59% |
| Kern | 294,900 | 330,234 | 11.98% | 403,089 | 22.06% | 543,477 | 34.83% | 661,645 | 21.74% |
| SJ Valley | 1,424,900 | 1,630,327 | 14.42% | 2,048,104 | 25.63% | 2,742,000 | 33.88% | 3,302,792 | 20.45% |
| California | 15,863,000 | 19,971,068 | 25.90% | 23,667,902 | 18.51% | 29,760,021 | 25.74% | 33,871,648 | 13.82 |




Current County policies preclude major increases in population for the unincorporated areas. These policies include maintaining a 40-acre minimum parcel size in most areas zoned for agriculture, encouraging the use of Williamson Act contracts, and directing growth away from the County's most productive agricultural areas.

The exception is the unincorporated community of Salida, which experienced a 179.17% (between 1990 and 2000) increase in population and will likely continue to increase significantly due to the establishment of a Mello-Roos District and the provision of urban services.

## C. POPULATION AND HOUSEHOLD CHARACTERISTICS

*ETHNIC GROUPS*

California is a diverse state, and Stanislaus County is reflecting this reality every year more and more. Stanislaus County has become more ethnically diverse in the past 20 years. Table II-5 below quantifies the diversity.

TABLE II-5
PERSONS BY RACE AND HISPANIC ORIGIN

| SUBJECT | All Ages | | 18 yrs and over | |
|---|---|---|---|---|
| | Number | % | Number | % |
| RACE | | | | |
| Total Population | 446,997 | 100.0 | 307,775 | 100.0 |
| One race | 422,662 | 94.6 | 293,986 | 95.5 |
| White | 309,901 | 69.3 | 224,743 | 73.0 |
| Black or African American | 11,521 | 2.6 | 6,952 | 2.3 |
| American Indian and Alaska Native | 5,676 | 1.3 | 3,810 | 1.2 |
| Asian | 18,848 | 4.2 | 12,301 | 4.0 |
| Native Hawaiian and Other Pacific Islander | 1,529 | 0.3 | 1,062 | 0.3 |
| Some other race | 75,187 | 16.8 | 45,118 | 14.7 |
| Two or more races | 24,335 | 5.4 | 13,789 | 4.5 |
| HISPANIC OR LATINO AND RACE | | | | |
| Total Population | 446,997 | 100.0 | 307,775 | 100.0 |
| Hispanic or Latino (of any race) | 141,871 | 31.7 | 83,599 | 27.2 |
| Not Hispanic or Latino | 305,126 | 68.3 | 224,176 | 72.8 |
| One race | 290,664 | 65.0 | 215,245 | 69.9 |
| White | 256,001 | 57.3 | 192,643 | 62.6 |
| Black or African American | 10,621 | 2.4 | 6,545 | 2.1 |
| American Indian and Alaska Native | 3,483 | 0.8 | 2,522 | 0.8 |
| Asian | 18,234 | 4.1 | 11,955 | 3.9 |
| Native Hawaiian and Other Pacific Islander | 1,354 | 0.3 | 968 | 0.3 |
| Some other race | 971 | 0.2 | 612 | 0.2 |
| Two or more races | 14,462 | 3.2 | 8,931 | 2.9 |

Source: U.S. Census Bureau, Census 2000

*AGE OF POPULATION*

Table II-6 indicates that the age distribution for Stanislaus County has remained relatively constant over the past ten years. This table also indicates the numbers of elderly population in the unincorporated area of the County. The senior population in the County showed a minor increase of 2.71% in the ages 65 plus between 1990 and 2000 .

TABLE II-6
SELECTED AGE GROUPS

| | UNINCORPORATED AREAS | | | | INCORPORATED AREAS | | | |
|---|---|---|---|---|---|---|---|---|
| | 1990 | | 2000 | | 1990 | | 2000 | |
| | Pop. | % of Pop. | Pop. | % of Pop. | Pop. | % of Pop. | Pop. | % of Pop. |
| Under 5 yrs | 8,192 | 8.54% | 8,592 | 8.05% | 25,584 | 9.32% | 26,990 | 7.93% |
| 5 to 17 yrs | 20,982 | 21.86% | 11,765 | 11.02% | 58,613 | 21.35% | 91,875 | 27.01% |
| 18 to 64yrs | 56,044 | 58.40% | 62,488 | 58.51% | 161,013 | 58.64% | 198,590 | 58.37% |
| 65 yrs + | 10,747 | 11.20% | 10,851 | 10.16% | 29,347 | 10.69% | 35,846 | 10.54% |
| Total | 95,965 | 100.00% | 106,790 | 100.00% | 274,557 | 100.00% | 340,207 | 100.00% |

The demographics of Stanislaus County have changed considerably over the past 20 years. Since 1990, the average age in Stanislaus County has increased from 29.2 years to 31.7 years of age in 2000. Department of Finance population projections suggest that by 2010 the present gap between Stanislaus and the state will widen, the county median age is expected to reach 30.9 while the state's will climb to 35. Based on this data, it is reasonable to conclude that while the population of California is not growing older as fast as the nation's population, the population of Stanislaus County is not aging as fast as the state's population.

*ELDERLY HOUSEHOLDS*

Elderly renter households in general and low-income elderly renter households in particular often have significant needs for housing assistance. Elderly households and families forced to spend more money on housing necessarily spend less money on local goods and services that comprise the fuel for a vibrant economy. Approximately 44% of the elderly households in the unincorporated areas of Stanislaus County own their home. Many, due to a fixed income and limited resources, are faced with repairs that are too costly thus causing their homes to be in substandard conditions.

According to Census 2000 data there are 5,669 senior (65 years of age and over) renters in Stanislaus County, while 19,572 are homeowners. These householders make up 10% of the renters in Stanislaus County and 35% of the homeowners in Stanislaus County.

*GENDER*

Table II-7 shows that in 2000 there were more males (54,371) than females (52,419) in the unincorporated area of Stanislaus County. In addition, there is a larger number of women living to the age of 70. In 2000, the average age of women was almost 33 years old, whereas the average age of males was 30.5 years old.

TABLE II-7
PERSONS BY AGE AND SEX
Stanislaus County Unincorporated Areas
2000 and 1990

| Age Group | | 2000 Census | | 1990 Census | |
|---|---|---|---|---|---|
| | | Number | % of Total | Number | % of Total |
| Under 5 | | | | | |
| | Total | 8,592 | 8.05% | 8,192 | 8.54% |
| | Male | 4,331 | 4.06% | 4,216 | 4.39% |
| | Female | 4,261 | 3.99% | 3,976 | 4.14% |
| 5 to 17 | | | | | |
| | Total | 24,859 | 23.28% | 20,982 | 21.86% |
| | Male | 12,812 | 12.00% | 10,899 | 11.36% |
| | Female | 12,047 | 11.28% | 10,083 | 10.51% |
| 18 to 24 | | | | | |
| | Total | 10 092 | 9.45% | 9,456 | 9.85% |
| | Male | 5,401 | 5.06% | 5,040 | 5.25% |
| | Female | 4,691 | 4.39% | 4,416 | 4.60% |
| 25 to 34 | | | | | |
| | Total | 14,405 | 13.49% | 14,990 | 15.62% |
| | Male | 7,395 | 6.92% | 7,687 | 8.01% |
| | Female | 7,010 | 6.56% | 7,303 | 7.61% |
| 35 to 44 | | | | | |
| | Total | 16,076 | 15.05% | 13,333 | 13.89% |
| | Male | 8,289 | 7.76% | 6,858 | 7.15% |
| | Female | 7,787 | 7.29% | 6,475 | 6.75% |
| 45 to 54 | | | | | |
| | Total | 13,144 | 12.31% | 10,022 | 10.44% |
| | Male | 6,669 | 6.24% | 5,068 | 5.28% |
| | Female | 6,475 | 6.06% | 4,954 | 5.16% |
| 55 to 59 | | | | | |
| | Total | 4,863 | 4.56% | 4,151 | 4.33% |
| | Male | 2,455 | 2.31% | 2,060 | 2.15% |
| | Female | 2,408 | 2.25% | 2,091 | 2.18% |
| 60 to 64 | | | | | |
| | Total | 3,908 | 3.66% | 4,092 | 4.26% |
| | Male | 1,939 | 1.82% | 2,022 | 2.11% |
| | Female | 1,969 | 1.84% | 2,070 | 2.16% |
| 65 + | | | | | |
| | Total | 10,851 | 10.16% | 10,747 | 11.20% |
| | Male | 5,080 | 4.76% | 4,945 | 5.15% |
| | Female | 5,771 | 5.40% | 5,802 | 6.05% |
| Total | | 106,790 | 100.00% | 95,965 | 100.00% |
| | Male | 54,371 | 50.91% | 48,795 | 50.85% |
| | Female | 52,419 | 49.09% | 47,170 | 49.15% |

Source: Bureau of the Census: 1990 and 2000 Summary Tape File 1

## D. EMPLOYMENT TRENDS

*AREA PROFILE AND EMPLOYMENT*

Stanislaus County is located in the center of California and within 90 minutes of a large consumer and industrial market place. The economy includes agriculture, manufacturing, a minimal amount of technology, consumer products, packaging, and food processing. Stanislaus County is one of the largest agricultural areas in the world-an annual agricultural economy of more than $4 billion.

Even with a sound agricultural economy and a growing commuter population. Stanislaus County still experiences double-dight unemployment. For the 24 month period ending December 31, 2000, the unemployment rate was 10.4% The Unemployment rate is worse than 80% of the other 58 California counties.

This double digit unemployment rate indicates that there is a work force here that requires education and training (CRITICAL LINKS: Getting Back to Work, 1998). The jobs that will be added to the market place due to efforts in economic development will also benefit from this effort.

Agriculture is the mainstay of Stanislaus County's economy. In 2001, gross agricultural income in Stanislaus County exceeded one billion dollars. The increased gross agricultural income demonstrates the vitality of agriculture in this area, which can be attributed to the expertise of local growers combined with productive soils, and adequate water supply, and a favorable climate.

Seasonal employment remains a prominent feature of the Stanislaus County economy, with agriculture and food processing continuing to serve as sources of reported unemployment, particularly during the winter months. However, there are more seasonal positions in faster growing industries as well, including retail trade, construction, and local government, each with its own seasonal dynamic. Not only have the traditional sources of seasonal employment become less dominant in the context of the entire economy, but the newer sources have tended to spread employment throughout the year. This has reduced the volatilely of month-to month unemployment rate changes. As a result, there has been substantial unemployment even during the typically highest employment months.

Approximately 1/3 of the jobs in Stanislaus County are generated directly or indirectly by agriculture. Agriculturally related industries such as food processing, wholesale trade and transportation also play a central role in the County's economy.

Nonagricultural employment expansion will provide most of the new employment opportunities through 2010. Population growth and increased demand for goods and services will fuel much of the employment gains. Population expansion is expected to continue as long as the San Joaquin Valley remains an attractive alternative to Bay Area residents seeking affordable housing and other amenities.

Services will provide the greatest amount of jobs in terms of absolute growth and percentage change. Health, business, personal and hospitality services will provide 7,300 more jobs, an increase of 31%. Stanislaus County is estimated to have increased by 4,100 jobs (2.6% annually) between 2001 and 2002. The retail trade, government and construction industries represented 85.4% of the numeric increases.

Non-farm industry employment projections for the period of 2002-2007 indicate that services, government and retail trade will dominate the county's future economy. It is being forecasted that between 2002-2007 that these three industries will contribute over 90% of the total growth in employment for the county.

Due to the county's food processing and other related industries, Stanislaus County generates substantial economic activity in processing, packing, marketing, and retailing. Advanced technology plays a major role in agribusiness. Labor market conditions in Stanislaus have improved over the last five years as evidenced by growth in the civilian labor force and total employment, and declining unemployment rates.

Although Stanislaus County is best known for its agriculture production, the local economy is becoming increasingly more diversified due to the migration of Bay Area workers seeking affordable housing. Table II-8 below illustrates Stanislaus County employment within four major employment sectors.

TABLE II-8
EMPLOYMENT BY OCCUPATION IN STANISLAUS COUNTY
JUNE 2000

| Occupation | Stanislaus County | % of Total Employment |
|---|---|---|
| Executive & Professional | 50,511 | 29.00% |
| Management | 11,051 | 6.2% |
| Sales & Marketing | 19,787 | 11.1% |
| Health, Legal & Social | 6,864 | 3.9% |
| Engineering, Scientific, Computer | 2,749 | 1.5% |
| Educators | 7,500 | 4.2% |
| Journalists, creative Professional | 2,560 | 1.4% |
| Administration & Support | 39,145 | 23.00% |
| Management Support | 4,556 | 2.6% |
| Admin/Clerical Support | 28,943 | 16.2% |
| Technical Support | 5,646 | 3.2% |
| Service Personnel | 21,051 | 12.00% |
| Health Care | 3,906 | 2.2% |
| Food & Beverage | 11,034 | 6.2% |
| Personal Services | 4,087 | 2.3% |
| Protective Services | 2,024 | 1.1% |
| Trade & Labor | 61,227 | 36.00% |
| Construction | 6,149 | 3.5% |
| Installation & Repair | 11,349 | 6.4% |
| Craft Production | 3,423 | 1.9% |
| Machine Operators | 6,665 | 3.7% |
| Assemblers | 5,337 | 3.0% |
| Transportation | 8,370 | 4.7% |
| Agriculture | 11,079 | 6.2% |
| Laborers | 8,855 | 5.0% |
| Total | 171,934 | 100.00% |

Growth is expected to continue in the nonagricultural sector, resulting in a more stable and diversified economy. Stanislaus County will also continue to be influenced by the growth and economic trends of neighboring counties as new industry and more jobs serve to diversify the larger economy of the northern San Joaquin Valley. This growth will also bring problems that will require greater cooperation between the local governments. Water supplies and air quality are among the major concerns that could pose a threat to future economic prosperity. These will be the toughest issues to be faced as the entire San Joaquin Valley grows.

*UNEMPLOYMENT*

Stanislaus County's unemployment trends can also be a strong indicator of the future economic development in the County. The annual average unemployment rate, 10.2%, has declined over recent years, but it is still higher than the state's rate of 6.3%. The County's annual average unemployment rate has substantially decreased since 1993

when 16% of the labor force was unemployed. It reached an all time low of slightly over 10% for 2001. Unemployment in Stanislaus County has seasonal fluctuations; however, Table II-9 shows monthly unemployment trends were relatively stable from 1990 to 2002.

TABLE II-9
STANISLAUS COUNTY ANNUAL AVERAGES OF EMPLOYMENT
1990-2002

| | Labor Force | Employment | Unemployment | Unemployment Rate |
|---|---|---|---|---|
| 1990 | 181,100 | 159,700 | 21,400 | 11.8% |
| 1991 | 183,300 | 156,500 | 26,800 | 14.6% |
| 1992 | 192,400 | 160,800 | 31,600 | 16.4% |
| 1993 | 194,700 | 162,300 | 32,400 | 16.6% |
| 1994 | 195,300 | 164,600 | 30,700 | 15.7% |
| 1995 | 193,800 | 163,800 | 30,000 | 15.5% |
| 1996 | 195,000 | 167,500 | 27,500 | 14.1% |
| 1997 | 199,100 | 173,100 | 26,000 | 13.1% |
| 1998 | 202,600 | 177,800 | 24,800 | 12.2% |
| 1999 | 203,500 | 182,100 | 21,400 | 10.5% |
| 2000 | 204,300 | 182,900 | 21,400 | 10.5% |
| 2001 | 210,500 | 188,800 | 21,700 | 10.3% |
| 2002 | 216,600 | 191,800 | 24,800 | 11.4% |

The continued rise in the stock market from 1991 to 1999 correlates with the decrease in unemployment rates. As new technology industries were launched, new jobs were created. Computer, Internet, and biotechnology companies have assisted in increasing the number of new opportunities and lowering the unemployment rates at all three levels (county, state, and national). Since 2000, the downturn of the stock market and many Internet companies has caused the state and national unemployment rate to slightly increase.

Stanislaus County, on the other hand, does not rely heavily on the technology industry and showed little unemployment change in the last two years. Although the unemployment rate is not declining at the same rate as from 1994 to 1999, Stanislaus County is continuing to show a decrease in unemployment, unlike the state and the nation.

The county's higher unemployment rate stems from the existence of a large proportion of seasonal agricultural industries, as well as a portion of the workforce that remains satisfied to work seasonally, as stated in CRITICAL LINKS: Employment Growth, Unemployment and Welfare-to-Work, 1998. When the unemployment rate is separated by cities/towns, most of the rural communities have higher unemployment rates than the more urban settings, such as Modesto.

The challenges faced by Stanislaus County due to its unemployment rate, a growing commuter work force and seasonality of portions of local industries include:

- Workforce preparation
- Job creation at differing levels of skill and training
- Fostering business/education partnerships
- Public infrastructure investment

## E. JOBS/HOUSING BALANCE

In Stanislaus County the jobs-housing imbalance is becoming a growing problem. For over a decade both counties and cities have welcomed jobs without first ensuring that the workers could afford to live in the area. Resistance to growth, higher land and permitting costs, and other factors have caused housing construction to fall way behind. This is the main reason why the housing demand, driven by job and population growth in the Bay Area and other regions of the state still far outweighs the supply of homes.

It is desirable, at least theoretically, for a community to have one job for each household within a specific area in order to achieve the following goals:

- Education and training for local workforce
- Reduction in vehicle miles traveled (for home-work-home trips).
- Reduction in air pollution (less travel time).
- Improved quality of life (more time for family and recreation).
- Increased sense of community.

The ideal ratio of jobs to housing units is expressed as 1:1, one job to one housing unit. Recent trends toward two wage earners per family indicate that a ration of 2:1 might be more appropriate. The statewide ratio is 2.3:1.

The housing price escalation in 2000 brought Bay Area commuters (STRATEGIC DIRECTIONS: A Needs Assessment and Industry Targeting Analysis, 1996) to Stanislaus County. Most of these households were in the moderate- or above moderate-income level and located within the cities, creating locally unexpected bedroom communities serving the Bay Area.

# III. HOUSING STOCK CHARACTERISTICS

## A. INTRODUCTION

In July 2002, the County of Stanislaus commenced a Housing Conditions Survey within unincorporated portions of the County. This chapter is a summary of the full survey (Appendix A) conducted by Laurin and Associates on behalf of Stanislaus County.

The Housing Conditions Survey will enable the County to evaluate the housing conditions, types, locations and number of dwelling units throughout the unincorporated areas and to target areas most in need of housing rehabilitation. The primary use for the housing condition survey is to determine if opportunities exist for securing state, federal, and local funding for housing and community redevelopment.

## B. AREAS OF SURVEY

The County identified 21 communities and neighborhoods for the survey. See Exhibit III-1. They are:

| | |
|---|---|
| Airport Neighborhood | Bret Harte Neighborhood |
| Cowan Tract | Crows Landing |
| Denair | Empire |
| Grayson | Hickman |
| Keyes | Knights Ferry |
| La Grange | Monterey Park |
| North Ceres | Riverdale Park |
| Salida | Shackelford Neighborhood |
| South Ceres | South Turlock |
| Valley Home | Westley |
| West Modesto | |

The results of the survey are presented in a narrative and tabular format for each community and neighborhood. In each community or neighborhood, its residential housing units are identified by housing type and housing condition.

## C. SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. An assessment was completed for each residential structure found in the designated communities and neighborhoods, but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess.

Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed". Points are added together for each unit and a designation is made as follows:

| | |
|---|---|
| SOUND | 9 or less points: no repairs needed, or only one minor repair needed such as exterior painting or window repair. |
| MINOR | 10 to 15 points: two or more minor repairs needed, such as patching and painting of siding or roof patching or window replacement; or one major repair needed, such as roof replacement. |
| MODERATE | 16 to 39 points: two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs. |
| SUBSTANTIAL | 40 to 55 points: repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical. |
| DILAPIDATED | 56 or more points: the costs of repair would exceed the cost to replace the residential structure. |

## D. SURVEY DISTRIBUTION

Only identifiable residential properties were surveyed. It is possible that some of the recreational vehicles (RVs) are inhabited. It is also possible that there are living units within commercial or industrial buildings, however, these were not considered. The following table summarizes the number of persons, households and housing units assessed in the inventory. Some demographic data was unavailable due to the lack of a cohesive geographic census-tracking unit available.

TABLE III-1
SURVEY DISTRIBUTION
UNINCORPORATED STANISLAUS COUNTY - 2003

| COMMUNITY | POPULATION 2000 | HOUSEHOLDS 2000 | NUMBER OF HOUSING UNITS ASSESSED |
|---|---|---|---|
| AIRPORT | **1,590 | **550 | 561 |
| BRET HARTE | 5,028 | 1,162 | 2,144 |
| SOUTH CERES | **1,415 | **430 | 436 |
| COWAN TRACT | 316 | 98 | 89 |
| CROWS LANDING | 218 | 71 | 102 |
| DENAIR* | 3,588 | 1,155 | 521 |
| EMPIRE | 3,784 | 1,120 | 1,034 |
| GRAYSON | 1,086 | 274 | 268 |
| HICKMAN | 409 | 140 | 202 |
| KEYES | 4,442 | 1,373 | 1,650 |
| KNIGHTS FERRY | 77 | 27 | 40 |
| LA GRANGE | 37 | 22 | 49 |
| WEST MODESTO | **10,404 | **3,600 | 3,777 |
| MONTEREY PARK | 72 | 22 | 55 |
| NORTH CERES | **5,722 | **1,980 | 1,991 |
| RIVERDALE PARK | 2,658 | 738 | 205 |
| SALIDA* | 12,560 | 3,560 | 1,402* |
| SHACKELFORD | 5,054 | 1,304 | 828 |
| SOUTH TURLOCK | **1,967 | **660 | 669 |
| VALLEY HOME | 67 | 26 | 28 |
| WESTLEY | 757 | 120 | 23 |
| TOTAL | 40,084 | 11,194 | 16,074 |

NOTE: For this study, the estimated number of households refers to full-time or year round households.
* A 33% sample of housing units was conducted in the communities of Denair and Salida
** US Census 2000 data unavailable. Population and Household numbers are estimated based on average persons per household and average occupancy rate

Source: 2000 US Census; Laurin Associates, 2002-2003

## E. HOUSING TYPES

A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2% of the housing units were single-family units, 3.0% were duplexes, 4.6% were multifamily units, and 2.2% were classified as mobile homes.

TABLE III-2
HOUSING UNITS, UNINCORPORATED STANISLAUS COUNTY - 2003

| Community | Single Family | Duplex | Multi Family | Mobile Home |
|---|---|---|---|---|
| AIRPORT | 484 | 14 | 53 | 10 |
| BRET HARTE | 2,067 | 44 | 28 | 5 |
| SOUTH CERES | 245 | 98 | 12 | 81 |
| COWAN TRACT | 85 | 0 | 0 | 4 |
| CROWS LANDING | 102 | 0 | 0 | 0 |
| DENAIR* | 450 | 12 | 34 | 25 |
| EMPIRE | 886 | 16 | 56 | 76 |
| GRAYSON | 263 | 0 | 0 | 5 |
| HICKMAN | 193 | 0 | 0 | 9 |
| KEYES | 1,510 | 44 | 86 | 10 |
| KNIGHTS FERRY | 38 | 0 | 0 | 2 |
| LA GRANGE | 40 | 0 | 0 | 9 |
| WEST MODESTO | 3,673 | 56 | 48 | 0 |
| MONTEREY PARK | 46 | 0 | 0 | 9 |
| NORTH CERES | 1,701 | 120 | 76 | 94 |
| RIVERDALE PARK | 204 | 0 | 0 | 1 |
| SALIDA* | 1,226 | 22 | 153 | 1 |
| SHACKELFORD | 802 | 10 | 15 | 1 |
| SOUTH TURLOCK | 429 | 42 | 184 | 14 |
| VALLEY HOME | 25 | 0 | 0 | 3 |
| WESTLEY | 23 | 0 | 0 | 0 |
| TOTAL | 14,492 | 478 | 745 | 359 |

* A 33% sample of housing units was taken in these communities

## F. HOUSING CONDITIONS

A total of 11,000 housing units (68.4%) are in sound condition, with no repairs needed, while 3,593 units (22.3%) need minor repairs. An additional 1,222 units (7.6%) need moderate repairs, and only 185 units (1.2%) require substantial repair. A total of 74 housing units (0.5%) were found to be dilapidated. As a result, a total of 5,000 (31.1%) of the residential units are classified as qualifying for rehabilitation due to their current state of disrepair.

TABLE III-3
NUMBER OF HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003

| NAME OF COMMUNITY | SOUND | | | MINOR | | | MODERATE | | | SUBSTANTIAL | | | DILAPIDATED | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH |
| Airport | 234 | 19 | 5 | 215 | 46 | 5 | 34 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 484 | 67 | 10 |
| Bret Harte | 894 | 38 | 4 | 787 | 32 | 0 | 321 | 2 | 1 | 51 | 0 | 0 | 14 | 0 | 0 | 2,067 | 72 | 5 |
| Ceres South | 134 | 92 | 59 | 75 | 18 | 20 | 28 | 0 | 1 | 7 | 0 | 1 | 1 | 0 | 0 | 245 | 110 | 81 |
| Cowan Tract | 39 | 0 | 0 | 34 | 0 | 3 | 9 | 0 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 85 | 0 | 4 |
| Crows Landing | 60 | 0 | 0 | 33 | 0 | 0 | 7 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 102 | 0 | 0 |
| Denair | 329 | 46 | 0 | 103 | 0 | 25 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 450 | 46 | 25 |
| Empire | 563 | 56 | 73 | 277 | 14 | 3 | 38 | 0 | 0 | 5 | 0 | 0 | 3 | 2 | 0 | 886 | 72 | 76 |
| Grayson | 190 | 0 | 4 | 38 | 0 | 1 | 22 | 0 | 0 | 6 | 0 | 0 | 7 | 0 | 0 | 263 | 0 | 5 |
| Hickman | 137 | 0 | 6 | 37 | 0 | 2 | 15 | 0 | 0 | 2 | 0 | 1 | 2 | 0 | 0 | 193 | 0 | 9 |
| Keyes | 1,098 | 59 | 0 | 304 | 52 | 10 | 97 | 19 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 1,510 | 130 | 10 |
| Knights Ferry | 25 | 0 | 1 | 8 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 38 | 0 | 2 |
| La Grange | 19 | 0 | 2 | 7 | 0 | 5 | 10 | 0 | 1 | 3 | 0 | 1 | 1 | 0 | 0 | 40 | 0 | 9 |
| Modesto West | 3,118 | 74 | 0 | 445 | 26 | 0 | 100 | 4 | 0 | 9 | 0 | 0 | 1 | 0 | 0 | 3,673 | 104 | 0 |
| Monterey Park | 19 | 0 | 0 | 16 | 0 | 0 | 4 | 0 | 4 | 1 | 0 | 2 | 6 | 0 | 3 | 46 | 0 | 9 |
| North Ceres | 1,018 | 133 | 47 | 446 | 35 | 26 | 207 | 28 | 21 | 26 | 0 | 0 | 4 | 0 | 0 | 1,701 | 196 | 94 |
| Riverdale Park | 137 | 0 | 1 | 64 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 204 | 0 | 1 |
| Salida | 1,154 | 175 | 1 | 53 | 0 | 0 | 11 | 0 | 0 | 6 | 0 | 0 | 2 | 0 | 0 | 1,226 | 175 | 1 |
| Shackelford | 382 | 7 | 1 | 213 | 9 | 0 | 162 | 5 | 0 | 40 | 0 | 0 | 5 | 4 | 0 | 802 | 25 | 1 |
| Turlock South | 296 | 210 | 8 | 85 | 8 | 2 | 32 | 8 | 3 | 8 | 0 | 0 | 8 | 0 | 1 | 429 | 226 | 14 |
| Valley Home | 21 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 25 | 0 | 3 |
| Westley | 9 | 0 | 0 | 8 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 23 | 0 | 0 |
| TOTAL | 9,876 | 909 | 215 | 3,250 | 240 | 103 | 1,122 | 68 | 32 | 180 | 0 | 5 | 64 | 6 | 4 | 14,492 | 1,223 | 359 |

Note: For the purposes of this table, duplex and multifamily have been merged together under the category "Multifamily.

Table III-3 shows the housing condition summary by community, housing type, and number of housing units within a specific housing condition category.

## G. HOUSING CONDITION RANKING

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or substantial repair. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure. The following Table III-4 ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Bret Harte Neighborhood ranked number one for both the percentage and number of housing units in need of rehabilitation. The remaining survey areas ranked at different places with respect to proportion and number, except for Valley Home, which ranked eighteenth on the list of areas in need of significant rehabilitation.

Area maps can be found beginning on pg. 54.

Depending on the County's objectives, ranking areas requiring rehabilitation is generally a subjective decision based on either the number or percentage of total housing units in a specific area in need of minor to substantial repair. For this reason the areas have been ranked by both proportion and number of housing units in need of rehabilitation. Table III-5 below ranks the communities or neighborhoods with the highest *percentage* of residential units in need of rehabilitation.

TABLE III-4
NEED OF REHABILITATION RANKING
BASED ON PERCENTAGE OF UNITS

| Community | Rank by % | % of Housing Units in Need of Rehabilitation |
|---|---|---|
| BRET HARTE | 1 | 56.2 |
| COWAN TRACT | 2 | 55.1 |
| LA GRANGE | 2 | 55.1 |
| AIRPORT | 3 | 53.7 |
| SHACKELFORD | 4 | 51.8 |
| MONTEREY PARK | 5 | 49.1 |
| CROWS LANDING | 6 | 41.2 |
| NORTH CERES | 7 | 40.6 |
| WESTLEY | 8 | 39.1 |
| SOUTH CERES | 9 | 33.7 |
| RIVERDALE PARK | 10 | 32.7 |
| EMPIRE | 11 | 32.6 |
| KEYES | 12 | 30.5 |
| HICKMAN | 13 | 28.2 |
| DENAIR | 14 | 28.0 |
| GRAYSON | 15 | 25.0 |
| KNIGHTS FERRY | 16 | 22.5 |
| WEST MODESTO | 17 | 15.6 |
| SOUTH TURLOCK | 17 | 15.6 |
| VALLEY HOME | 18 | 7.1 |
| SALIDA | 19 | 5.0 |

The following table ranks the communities or neighborhoods with the highest number of residential units in need of rehabilitation.

TABLE III-5
NEED OF REHABILITATION RANKING
BASED ON NUMBER OF UNITS

| Community | Rank by Number of Units in Need of Rehabilitation | Number of Housing Units in Need of Rehabilitation |
|---|---|---|
| BRET HARTE | 1 | 1,204 |
| NORTH CERES | 2 | 789 |
| WEST MODESTO | 3 | 586 |
| KEYES | 4 | 501 |
| SHACKELFORD | 5 | 429 |
| EMPIRE | 6 | 337 |
| AIRPORT | 7 | 229 |
| SOUTH CERES | 8 | 152 |
| DENAIR | 9 | 146 |
| SOUTH TURLOCK | 9 | 146 |
| SALIDA | 10 | 70 |
| GRAYSON | 11 | 67 |
| RIVERDALE PARK | 11 | 67 |
| HICKMAN | 12 | 57 |
| COWAN TRACT | 13 | 49 |
| CROWS LANDING | 14 | 42 |
| LA GRANGE | 15 | 27 |
| MONTEREY PARK | 15 | 27 |
| KNIGHTS FERRY | 16 | 13 |
| WESTLEY | 17 | 9 |
| VALLEY HOME | 18 | 2 |

The most common repair required in the unincorporated areas is repairing the exterior of the structure, where 28.5% of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4% of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7% of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the (0.7%), followed by foundation repairs (1.4%).

A total of 68.6% of the housing units in the unincorporated area lack sidewalks, and an additional 60.3% lack curbs and gutters. Very few instances were found where there were not paved streets, although numerous instances of paved streets in disrepair were found. The most common repair required in the unincorporated areas is repainting the exterior of the structure, where 28.5% of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4% of the units require this repair. Additionally, a similar project has commenced in the Shackelford Neighborhood.

TABLE III-6
STANISLAUS COUNTY UNINCORPORATED AREAS
NEEDED REPAIRS

| Needed Repair | Number | Needed Repair | Number |
|---|---|---|---|
| **FOUNDATION** | | **SIDING/STUCCO** | |
| General Repair | 136 | Re-painting | 4,584 |
| Partial Foundation | 51 | Patching/Painting | 3,007 |
| Needs Foundation | 40 | Replacement or Painting and/or lead-based paint | 904 |
| **ROOFING** | | **WINDOWS** | |
| Shingles missing | 1,429 | Broken Pane | 68 |
| Re-roofing | 3,606 | Repair | 705 |
| Roof Structure Replacement | 652 | Replacement | 468 |
| **ELECTRICAL** | | **FRONTAGE IMPROVEMENTS** | |
| Minor Repair | 59 | Sidewalks | 11,022 |
| Replace Main Panel | 58 | Curbs and Gutters | 9,690 |

Source: Laurin Associates Housing Condition Survey 2002-2003

As the housing condition survey was conducted, vacant residential parcels were noted on the parcel maps used in the inventory. Vacant parcels varied from one-fifth acre lots to several acres. Many parcels were noted to be underutilized in that only one housing unit was found on very large residentially-zoned parcels. Underutilized, residentially-zoned parcels were most common in rural communities, especially near the edge of the community where the parcel bordered on agricultural land. It was also common to find vacant parcels dedicated to drainage facilities within many of the residential communities. Since these parcels serve a function more related to infrastructure and were planned as such, they were not counted in the vacant land inventory. Large agricultural parcels bordering residential parcels were not counted in this inventory. Vacant parcels are summarized in Table III-8, as well as in Chapter V, Housing Production Opportunities/Resources.

TABLE III-7
STANISLAUS COUNTY UNINCORPORATED AREAS
VACANT RESIDENTIAL PARCELS

| Community | No. of Vacant Residential Parcels | Community | No. of Vacant Residential Parcels |
|---|---|---|---|
| Airport | 0 | La Grange | 1 |
| Bret Harte | 20 | West Modesto | 25 |
| South Ceres | 0 | Monterey Park | 12 |
| Cowan Tract | 4 | North Ceres | 32 |
| Crows Landing | 15 | Riverdale Park | 0 |
| Denair | 12 | Salida | 24 |
| Empire | 9 | Shackelford | 20 |
| Grayson | 7 | South Turlock | 25 |
| Hickman | 6 | Valley Home | 0 |
| Keyes | 19 | Westley | 4 |
| Knights Ferry | 3 | TOTAL | 238 |

## H. LEAD BASED PAINT

According to the National Center for Lead Safe Housing, childhood lead poisoning is the number one environment health hazard facing children. Most children become exposed to lead based paint and dust hazards by living in older homes. Older housing that has been improperly maintained is potentially the most hazardous to young children, since peeling, chipping, or flaking paint containing high levels of lead may be ingested. Such deteriorating housing units can be hazardous when they are being renovated as paint is removed by scraping or sanding that releases lead dust into the air.

Although the use and manufacture of interior lead-based declined during the 1950's exterior lead-based paint and some interior lead-based paint continued to be available until the mid 1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06% lead by weight for use on interior and exterior residential surfaces and furniture. There were 95,462 homes in Stanislaus County built prior to 1980.

The incidence of lead hazards in housing is of critical concern to health practitioners. The National Center for Lead-Safe Housing notes that the ingestion of flaking or peeling lead-based paint or the inhalation of tiny lead particles in household dust has serve health consequences for children.

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist. As noted by the Center, the presence of lead-based paint that is intact on non-impact, non-friction surfaces constitutes a latent problem that may in the future be released and cause harm.

The Stanislaus County Health Services Agency conducts assessments in pre-1978 constructed residences that are occupied by households with children under the age of seven. During the time between October 1998 and March 2000, there were only twelve cases of lead-based poisoning. These cases did not involve painted residential walls or fixtures. The cause of the poisoning was the presence of lead-based components in mini-blinds, painted pottery, and hobbies that entailed materials comprised of lead paint.

The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist.

If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in the source eradication.

During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD-sponsored abatement guidelines).

## I. SUMMARY

Of the single-family housing units, 68.1 percent are in sound condition, 22.4 percent require minor repair, 7.7 percent require moderate repair, 1.2 percent require substantial repair, and 0.4 percent are dilapidated. Of the multifamily units, 74.3 percent are in sound condition, 19.6 percent require minor repair, 5.6 percent require moderate repair, no units require substantial repair, and 0.5 percent are dilapidated. Of the mobile homes, 59.9 percent are in sound condition, 28.7 percent require minor repair, 8.9 percent require moderate repair, 1.4 percent require substantial repair, and 0.5 percent are dilapidated.

# IV. HOUSING NEEDS

## A. HOUSEHOLD INCOME AND HOUSING COSTS

California's housing supply and affordability crisis most severely impacts the lowest income families. These lower income families provide the workforce for industries and occupations crucial to California's economy and prosperity. Prices and rents have increased faster than supply. Californians must consistently devote more of their income to housing.

Whether a household can afford to purchase a house, depends on many factors such as base costs, interest rates, inflation, mortgage availability, property tax rates, and income tax advantages. Affordable housing is a measure of the percentage of families with income high enough to afford the cost factors required for a median-priced house. Many of the households in the unincorporated area are already homeowners. Their equity in these existing homes increases their ability to purchase newer, larger homes. Affordable housing remains a major issue for renters intending to purchase a house for the first time.

Housing needs are determined by a combination of factors including population trends and projections, the rate of household formations, household size and type, and household income. There are 32,646 households in the unincorporated limits of the county. This total is made up of 21,757 owner-occupied units and 10,889 renter-occupied units. The relationship between housing supply and demand is also an important factor.

In evaluating affordable housing, households are divided into four income categories relative to the median household income for Stanislaus County. The 2003 median income as determined by the Housing and Urban Development Department (HUD) for Stanislaus County was estimated to be $48,000 for a family of four. The following illustrates how the four income categories are divided:

| | |
|---|---|
| Very Low: | Households earning 50% or less of the median area income. |
| Low: | Households earning between 50% and 80% of the area median income. |
| Moderate: | Households earning between 80% and 120% of the area median income. |
| Above Moderate: | Households earning above 120% of the area median income. |

The area median income for a family of four in Stanislaus County increased from $32,500 in 1990, to $48,000 in 2000, for a 47.6% increase over the thirteen-year period. In determining affordable housing, HUD guidelines stipulate that a household should not spend more than 30% of its gross income on housing needs. Households paying more than 30% of their annual income on housing are determined by HUD as needing housing assistance. Table IV-1 illustrates affordable housing by income category for a family of four.

TABLE IV-1
AFFORDABLE HOUSING GUIDELINES
BY INCOME CATEGORY, 2003

| Category | Income Range (Family of Four) | Maximum Rent or Mortgage* | Maximum Home Loan** |
|---|---|---|---|
| Very Low | up to $24,000 | up to $600 | $105,500 |
| Low | $24,000 to $38,400 | $600 to $960 | $105,500-$169,000 |
| Moderate | $38,400 to $48,000 | $960 to $1,200 | $169,000-$211,000 |
| Above Moderate | $48,000+ | $1,200+ | $211,000 |

Source: HUD 2003 Income Limits
*Not to exceed 30% of monthly income.
** Calculation based Interest rate at 5.5% @ 30 years, and depending on the households credit history

TABLE
FINANCIAL CHARACTERISTICS OF SPECIFIED HOUSING UNITS

| | Unincorporated Areas | | | | Incorporated Areas | | | |
|---|---|---|---|---|---|---|---|---|
| | 1990 | | 2000 | | 1990 | | 2000 | |
| Owner Occupied Housing Units | | | | | | | | |
| Value | N | % | N | % | N | % | N | % |
| Less than $50,000 | 1,154 | 8.96% | 352 | 2.27% | 1,096 | 2.24% | 571 | 0.92% |
| $50,000 to $99,000 | 4,750 | 36.86% | 4,659 | 30.04% | 12,533 | 25.62% | 14,681 | 23.60% |
| $100,000 to $149,000 | 2,615 | 20.29% | 3,884 | 25.04% | 21,062 | 43.05% | 30,054 | 48.32% |
| $150,000 to $199,999 | 1,807 | 14.02% | 2,774 | 17.90% | 9,413 | 19.24% | 10,763 | 0.17% |
| $200,000 or more | 2,560 | 19.87% | 3,839 | 24.80% | 4,819 | 9.85% | 6,133 | 9.86% |
| Total | 12,886 | 100.00% | 15,508 | 100.00% | 48,923 | 100.00% | 62,202 | 100.00% |
| Renter Occupied Housing Units | | | | | | | | |
| Contract Rent | N | % | N | % | N | % | N | % |
| Less than $200 | 805 | 9.72% | 136 | 0.20% | 2,719 | 7.08% | 893 | 2.01% |
| $200 to $299 | 1,575 | 19.02% | 377 | 0.81% | 3,856 | 10.04% | 1,693 | 3.82% |
| $300 or more | 3,815 | 46.06% | 8,006 | 83.44% | 31,824 | 23.62% | 40,612 | 91.80% |
| No Cash Rent | 1,015 | 12.26% | 1,075 | 2.32% | 1,048 | 2.30% | 1,048 | 2.32% |
| Total | 8,281 | 100.00% | 9,594 | 100.00% | 38,399 | 100.00% | 44,246 | 100.00% |

Table IV-2 shows a decrease of very low- and low-income housing units in the ownership category, and a decrease in rental opportunity for the same income group. Income limits by income category and size are shown in Table IV-3.

TABLE IV-3
2003 INCOME LIMITS BY INCOME CATEGORY AND SIZE

| Number of Person(s) | Very Low Income | Low Income | Median Income | Moderate Income |
|---|---|---|---|---|
| 1 | $16,800 | $26,900 | $33,600 | $40,300 |
| 2 | $19,200 | $30,700 | $38,400 | $46,100 |
| 3 | $21,600 | $34,550 | $43,200 | $51,850 |
| 4 | $24,000 | $38,400 | $48,000 | $57,600 |
| 5 | $25,900 | $41,450 | $51,850 | $62,200 |
| 6 | $27,850 | $44,550 | $55,700 | $66,800 |
| 7 | $29,750 | $47,600 | $59,500 | $71,400 |
| 8 | $31,700 | $50,700 | $63,350 | $76,050 |

Source: HCD Family Income Limits, March 2003, for Stanislaus County

*OBSERVATIONS*

Affordable Housing

- Housing affordability is a challenge in Stanislaus County.
- Over the past 10 years, home prices have increased more rapidly than household incomes, making home ownership more difficult. However, mortgage rates have offset this circumstance to a certain degree. Rents have also risen faster than incomes throughout the 1990's.

Overpayment

- In 2000, about 14%, or 4,652 of homeowners in Stanislaus County spent 30% or more of household income on mortgage payments and other costs of home ownership. Of this total, 55% are lower income households.
- Approximately 11%, or 3,680 of renters in Stanislaus County in 2000 spent 30% or more of household income on gross rent. Of this total, 93.% are lower income households.

Overcrowding

As of 2000, there were 2,680 (1,059 owner; 1,621 renter) households in the unincorporated limits of Stanislaus County with 1.5 or more persons per room. Using this factor to determine overcrowding, only 8% of the total households would be considered overcrowded. Overcrowding is influenced by large households. Large households tend to require housing units with more bedrooms, but in many situations that is not possible and overcrowding occurs. Large households that rent face a more difficult time finding units that are large enough to accommodate their family number. Large, low-income renter families have limited housing options.

- Approximately 8% of households were overcrowded in 2000.
- Overcrowding is the result of large families living in smaller units.
- There is a need for an increased supply of units with 4 or more bedrooms.

Housing Conditions

- Based on a 2003 survey of housing conditions, 68.4% of the housing units in unincorporated Stanislaus County are in sound condition. Approximately 22.3% need minor repair; 7.6% need moderate rehabilitation; and 1.2% need substantial rehabilitation. The remaining 0.5% are considered dilapidated and are beyond repair.
- There continues to be a need for rehabilitation programs throughout the County. This is further discussed in Chapter III, Housing Stock Characteristics, as well as in Appendix A, Housing Conditions Survey, 2003

Vacancy Rates

A comparison of dates between 1990 and 2002 indicates that vacancy rates have experienced a decrease. As shown in Table IV-4, the vacancy rate declined from 5.59% in 1990 to 5.03% in 2002. Table IV-5 shows types of vacant units.

TABLE IV-4
ANNUAL VACANCY RATES
STANISLAUS COUNTY UNINCORPORATED AREAS
1990 - 2002

| Year | Total Housing Units | Occupied Housing Units | # of Vacant Units | % Vacant |
|---|---|---|---|---|
| Apr-90 | 32,595 | 30,774 | 1,821 | 5.59 |
| Jan-91 | 33,028 | 31,183 | 1,845 | 5.59 |
| Jan-92 | 33,264 | 31,406 | 1,858 | 5.59 |
| Jan-93 | 33,522 | 31,649 | 1,873 | 5.59 |
| Jan-94 | 33,882 | 31,988 | 1,894 | 5.59 |
| Jan-95 | 34,393 | 32,472 | 1,921 | 5.59 |
| Jan-96 | 34,798 | 32,854 | 1,944 | 5.59 |
| Jan-97 | 35,178 | 33,213 | 1,965 | 5.92 |
| Jan-98 | 35,969 | 33,960 | 2,009 | 5.59 |
| Jan-99 | 35,969 | 33,960 | 2,009 | 5.59 |
| Jan-00 | 36,129 | 34,111 | 2,018 | 5.59 |
| Apr-01 | 34,713 | 32,967 | 1,746 | 5.03 |
| Jan-02 | 35,294 | 33,519 | 1,775 | 5.03 |

Sources: April 1990 and 2000 data are from the Census; the other data are from Department of Finance: Report E-5, "Stanislaus Population and Housing Estimates."

TABLE IV-5
DETAILED FEATURES OF VACANCIES
STANISLAUS COUNTY UNINCORPORATED
2000

| Vacant Housing Types | Number |
|---|---|
| Total vacant | 1,734 |
| For sale only | 412 |
| For rent | 410 |
| Held for seasonal and occasional use | 234 |
| For migrant farm workers | 50 |
| Rented or sold not yet occupied | 154 |
| Other vacant | 474 |

Source: Bureau of the Census, 2000

## B. SPECIAL NEEDS HOUSING

Often times, the needs of households of certain disadvantaged groups whose special housing needs may be overlooked in the marketplace. Such households include the elderly, the handicapped, families with female-headed households, large families, the homeless and farm workers. In general, many of the housing problems encountered by one of these groups is also felt by another group. Many of these people are of very low-, low-, or moderate-income and have financial difficulties securing a home or renting a large enough unit to accommodate their needs. The handicapped and elderly often have problems of accessibility, not only within their private residences, but in public buildings and public transportation facilities. This section will address the special problems of each of these groups. The major provider of special housing is the Stanislaus County Housing Authority (SCHA).

### *THE ELDERLY*

The majority of the elderly have a fixed income and deal with physical constraints, this makes the elderly a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard condition.

Based on the U.S. Census, there are approximately 7,281 senior householders, age 60 and older, that reside in the unincorporated area of Stanislaus County in 2000. That represents approximately 22.3% of the total unincorporated household population (see Table IV-6 for information on population of 60 years of age and older for the entire county.)

The 2000 U.S. Census estimated that 6,765 of the total 32,752 households in unincorporated Stanislaus County were headed by persons over the age of 65 (See Table IV-7). The proportion of elderly households in the unincorporated area is 21%, which is considerably higher than 11% county-wide but slightly lower than 23% in the incorporated areas of the County.

Table IV-7 also indicates tenure by age of householder for the unincorporated areas of Stanislaus County and for the County as a whole. Of the total 6,765 elderly householders in unincorporated Stanislaus County, approximately 84% were homeowners and 16% rented. That compares with 75% homeowners and 25% renters county-wide, and 72% homeowners and 28% renters in the incorporated areas.

TABLE IV-6
POPULATION 60 YEARS OF AGE AND OLDER
STANISLAUS COUNTY
2000

| | Number | % of County Total | % |
|---|---|---|---|
| Total 60+ | 61,292 | 13.71% | 100.00% |
| Male | 26,394 | 5.90% | 43.06% |
| Female | 34,898 | 7.81% | 56.94% |
| 60 to 61 Years | | | |
| Total | 6,114 | 1.37% | 9.98% |
| Male | 2,990 | .67% | 4.88% |
| Female | 3,124 | .70% | 5.10% |
| 62 to 64 Years | | | |
| Total | 8,481 | 1.90% | 13.84% |
| Male | 3,913 | .88% | 6.38% |
| Female | 4,568 | 1.02% | 7.44% |
| 65 to 74 Years | | | |
| Total | 24,405 | 5.46% | 39.82% |
| Male | 11,078 | 2.48% | 18.07% |
| Female | 13,327 | 5.98% | 21.74% |
| 75 to 84 Years | | | |
| Total | 16,473 | 3.69% | 26.88% |
| Male | 6,603 | 1.48% | 10.77% |
| Female | 9,870 | 2.21% | 16.10% |
| 85 Years + | | | |
| Total | 5,819 | 1.30% | 9.49% |
| Male | 1,810 | .40% | 2.95% |
| Female | 4,009 | .90% | 6.54% |

TABLE IV-7
TENURE BY AGE OF HOUSEHOLDER
STANISLAUS COUNTY, 2000

| OWNER OCCUPIED | Unincorporated Areas | | Stanislaus County | |
|---|---|---|---|---|
| | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 15-24 yrs | 285 | 1.3 | 1,140 | 1.3 |
| 25-34 yrs | 2,438 | 11.2 | 10,965 | 12.2 |
| 35-44 yrs | 4,825 | 22.2 | 21,504 | 24.0 |
| 45-54 yrs | 4,725 | 21.7 | 20,741 | 23.1 |
| 55-64 yrs | 3,785 | 17.4 | 14,177 | 15.8 |
| 65-74 yrs | 3,233 | 14.9 | 11,452 | 14.8 |
| 75yrs+ | 2,466 | 11.3 | 9,932 | 12.7 |
| TOTAL | 21,757 | 100.0 | 89,911 | 100.0 |
| RENTER OCCUPIED | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 15-24 yrs | 891 | 8.2 | 5,681 | 10.3 |
| 25-34 yrs | 2,805 | 25.8 | 14,276 | 25.8 |
| 35-44 yrs | 3,146 | 28.9 | 14,405 | 26.1 |
| 45-54 yrs | 2,100 | 19.3 | 9,408 | 17.0 |
| 55-64 yrs | 881 | 8.1 | 4,410 | 8.0 |
| 65-74 yrs | 577 | 5.3 | 3,336 | 6.0 |
| 75yrs+ | 489 | 4.5 | 3,719 | 6.7 |
| TOTAL | 10,889 | 100.0 | 55,235 | 100.0 |

Source: U.S. Bureau of the Census, 2000

The 2000 U.S. Census estimated that approximately 3,938 persons age 65 and over in Stanislaus County have incomes below the poverty level. This represents about 12% of the approximately 32,752 elderly persons living in Stanislaus County. Based on the same percentage, if we assume that 7% of the elderly households need housing assistance, then approximately 503 households headed by persons age 65 and over need some type of housing assistance.

Types of housing assistance that can meet the needs of the elderly citizens of Stanislaus County include programs such as:

1. Section 8 rental assistance to elderly households on limited incomes.
2. The production of additional one-bedroom rental units specifically designed for elderly households.
3. Low-interest loans or grants for rehabilitation of housing for elderly homeowners.

Local agencies that provide services for the elderly in Stanislaus County include the Area Agency on Aging, the Salvation Army, Catholic Charities/SEAPA, the Senior Opportunity Service Program and the Catholic Charities Homemaker Ombudsman Program. Housing assistance is available through the Stanislaus County Housing Authority, which operates the Section 8 program for this area, as well as housing rehabilitation programs for some unincorporated communities; and, the Stanislaus County Department of Social Services and the Stanislaus County Redevelopment Agency, which offer home repair assistance when funding is available.

*THE DISABLED/HANDICAPPED*

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24 requires all public buildings be accessible to the public; they must meet architectural standards such as ramps, large door widths and restroom modifications enabling free access for the handicapped. Further discussion regarding step taken to accommodate the disabled is found in Chapter VI - Housing Production Constraints.

The definition of a "handicapped" or "disabled" person as contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement is as follows:

1. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severally disabled as to be unable to move without the aid of an assistance device.
2. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle greater than 20 degrees.
3. Any person who suffers from lung disease to such an extent that his/her forced (respiratory) expiratory volume when measured for one second by spirometry is less than one liter or his/her arterial oxygen tension (pO2) is less than 60 mm/Hg on room air at rest.
4. Any person who is impaired by cardiovascular disease to the extent that his/her functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

Agencies that provide assistance to persons with disabilities include DRAIL-Disability Resource Agency for Independent Living, Modesto Independent Living Center that assists persons on a county-wide level and Stanislaus County with its Community Development Block Grant activity of emergency and major housing rehabilitation to address handicap accommodation retrofits.

TABLE IV-8
DISABLED PERSONS AGES 16-64
IN STANISLAUS COUNTY
2000

| Disability | Number |
|---|---|
| Sensory | 1,956 |
| Physical | 5,701 |
| Mental | 2,929 |
| Self-care (no reliance on others) | 1,415 |
| Employment | 9,051 |
| Total | 21,052 |

Source: U.S. Bureau of the Census, 2000

As shown on Table IV-8 above, approximately 21,052 (may be duplications) instances of disability affect persons in Stanislaus County in 2000. Mental disabilities include psychiatric and organic illness such as organic brain disorders resulting from Alzheimer's disease or AIDS-related infections. The 2000 Census provides the number of individuals who are institutionalized with psychiatric disabilities. Table IV-9 shows the number of individuals who are institutionalized in Stanislaus County.

TABLE IV-9
PERSONS IN GROUP QUARTERS
UNINCORPORATED AND INCORPORATED AREAS
2000

| | UNINCORPORATED AREAS | | INCORPORATED AREAS | |
|---|---|---|---|---|
| | NUMBER | % OF TOTAL IN GROUP QUARTERS | NUMBER | % OF TOTAL IN GROUP QUARTERS |
| INSTITUTIONALIZED PERSONS: | 790 | 53.7% | 2,650 | 44.0% |
| CORRECTIONAL INSTITUTIONS | 720 | 48.9% | 373 | 6.19% |
| NURSING HOMES | 0 | 0.00% | 2,054 | 34.1% |
| MENTAL (PSYCHIATRIC) | 0 | 0.00% | 56 | 0.93% |
| HOSPITALS | 0 | 0.00% | 124 | 2.06% |
| JUVENILE INSTITUTIONS | 69 | 4.69% | 100 | 1.66% |
| OTHER INSTITUTIONS | 136 | 9.24% | 105 | 1.74% |
| OTHER PERSONS IN GROUP QUARTERS: | 681 | 46.2% | 3,368 | 55.9% |
| COLLEGE DORMITORIES | 0 | 0.00% | 378 | 6.28% |
| MILITARY QUARTERS | 0 | 0.00% | 0 | 0.00% |
| GROUP HOMES | 133 | 9.04% | 336 | 5.58% |
| RELIGIOUS GROUP QUARTERS | 2 | 0.13% | 46 | 0.76% |
| DORMITORIES | 192 | 13.1% | 336 | 5.58% |
| OTHER NONINSTITUTIONAL GROUP QUARTERS | 354 | 24.1% | 354 | 5.88% |
| TOTAL | 1,471 | 100.00% | 6,018 | 100.00% |

Source: U.S. Bureau of the Census, 2000

*FEMALE HEADS OF HOUSEHOLD*

According to the 2000 Census, the unincorporated area of Stanislaus County had a total of 5,411 female-headed households. This figure represents 16.5% of the total family households within the County. This would not seem to pose a housing problem, yet female-headed households historically experience a poverty level income. These low-income households find it increasingly difficult to find adequate housing since their limited incomes often restrict their ability to rent or own large enough dwellings to accommodate their children. Also due to high poverty levels, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This results in living units falling into disrepair.

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than the cities.

Programs to assist households headed by females include: the County-sponsored housing rehabilitation program , as well as a first time home buyer program, Habitat for Humanity in the form of sweat equity construction of homes, and the Women's Haven Center to respond to emergency housing needs.

*LARGE HOUSEHOLDS*

Many large households face difficulty finding housing because of the relative scarcity and high cost of large units. Based on the 2000 U.S. Census, only 24,504 (17%) of the occupied housing units in unincorporated Stanislaus County had four or more bedrooms, and less than 11% of those were rental units.

Large households are defined by the State Department of Housing and Community Development as households having five or more persons. Unincorporated Stanislaus County had a total of 6,937 (3,968 owners; 2,969 renters) large households in 2000, representing about 21.2% of all households.

To encourage the production of additional rental units for large families, the County could offer a density bonus to developers who build units with four or five bedrooms. The County should also consider waiving fees or expediting the permit process for housing designed for large families, as well as allowing room additions through housing rehabilitation programs.

*FARM WORKERS*

Stanislaus County places farm workers into two categories: (1) those regular or year-round farm laborers employed for more than 150 days annually, and (2) those seasonal and migrant farm workers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

Statistics concerning the number of farm workers employed in Stanislaus County were not available in the 2000 Census. However, data from the State Employment Development Department indicates there are 7,400 persons classified as Farm Service

Workers. Overall, the same data source indicates that there are 15,100 persons associated with agriculture. This number would include production, as well as service workers. Therefore, including only the Service Workers, 6.9% of the total population of 106,790 could be identified as farm workers. Table IV-10 identifies total Farm Labor Housing and Migrant Housing in Stanislaus County.

TABLE IV-10
FARM LABOR AND MIGRANT HOUSING
Stanislaus County Housing Authority Inventory
2003

| LOCATION OF FARM LABOR HOUSING | Number of Units | % of Units |
|---|---|---|
| Ceres Farm Labor Housing | 104 | 18.28% |
| Empire Migrant Center | 77 | 13.53% |
| Patterson Farm Labor Housing | 76 | 13.35% |
| Patterson Migrant Center | 42 | 7.40% |
| Modesto Farm Labor Housing | 91 | 16.00% |
| Westley Farm Labor Center | 85 | 15.00% |
| Westley Migrant Center | 94 | 17.00% |
| TOTAL | 569 | 100.00% |

Source: Stanislaus County Housing Authority

As in the case for most low-income households, housing needs of farm workers exceed government's ability to provide assistance. The United States Department of Agriculture/Rural Development (USDA/RD) is the most important provider of permanent housing for farm workers. The State HCD and Office of Migrant Services also supply housing assistance for farm workers. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. Certain housing that is available is often of substandard condition and located in areas of the community lacking adequate services. However, the Housing Authority of Stanislaus County maintains and offers a decent living environment for farm worker housing.

In Stanislaus County, farm workers are housed predominantly in farm labor camps owned and operated by the Stanislaus County Housing Authority and camps privately owned in the unincorporated areas. Housing shortages exist during peak seasonal labor periods, the months of July-September, when a large influx of migrant workers enter the work force.

Provisions which allow for the housing of farm workers include permanent residential buildings and mobile homes. The development of farmworker housing is permitted through the use permit process. This enables the County to ensure that the use will not be substantially detrimental to, or in conflict with the agricultural use of the properties in the vicinity. This process assists the proponent in locating the project in the most efficient way and does not constrain development. Permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with the farming operation. Both mobile homes and farm labor camps provide important housing for seasonal or year-round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

*HOMELESS*

Due to the transient nature of the homeless population, it is difficult to achieve a precise estimate of the number of homeless people and methods for estimating the homeless population have been subject for debate for many years. The 2000 Census count includes three categories that could be used to quantify the homeless population. These categories are emergency shelters, visible in street locations, and other noninstitutional group quarters. Taken together, there are 501 homeless persons in the unincorporated limits of Stanislaus County.

*CONTINUUM OF CARE*

At the local level, the most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted annually by the Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County. This collaborative is comprised of the Housing Authority of Stanislaus County, Community Housing and Shelter Services, Behavioral Health and Recovery Services, Center for Human Services, Stanislaus County Redevelopment Agency, the City of Turlock, the City of Modesto, faith based organizations, and over a dozen service providers

The purpose of the Continuum of Care collaborative is to fund projects that assist homeless persons move to self-sufficiency and permanent housing. Funds may be allocated through a competitive process and may be used for the Supportive Housing Program (SHP) and Shelter Plus Care.

The Continuum of Care System consists of three components. These components are the following:

- There must be an emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs or
- Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training, etc.
- Providing permanent supportive housing arrangements

While not all homeless individuals and families in a community will need to access all three components, unless all three are coordinated within a community, none will be successful, A strong homeless prevention strategy is also key to the success of the Continuum of Care.

The objectives of the Continuum of Care Housing and Supportive Services Collaborative are:

- To insure collaboration and countywide planning for the provision of housing and supportive services
- To identify those agencies that have a significant shared responsibility to develop and provide housing and supportive services
- To identify gaps in services to specific populations and recommend strategies for meeting needs
- To develop policies and set priorities to ensure service effectiveness.
- To review grant application's consistency with the Stanislaus County Continuum of Care Plan
- To provide technical assistance and information to service providers, and local government on homeless issues.
- To identify all funding sources available for the development of housing and supportive services
- To work towards the goal of ending chronic homelessness

Collaborative agencies gather information through a Continuum of Care homeless survey that is distributed from early June and tallied at the end of May. The survey results are included in the annual Continuum of Care application by the collaborative.

To obtain demographic data on the homeless and those at risk of becoming homeless, a consumer resource questionnaire is distributed to places where homeless are known to congregate and/or receive services such as meals, shelter, day center facilities, etc., along with canvassing the homeless camps throughout the efforts of the homeless coalitions and homeless volunteers. The following are some of the results of the survey conducted in 2003:

383 of the respondents county-wide reported that they were homeless at the time that they completed the survey.

- 24% of the respondents reported that they had been homeless for 6 months to a year, the remaining had been homeless more than once n the last 5 years.
- Domestic Violence, Alcohol/Drug abuse, mental illness, money management problems, and job loss contributed to the highest causes for becoming homeless.
- 24% who reported they were homeless lived either on the streets or in their car.

Respondents were asked to identify services they had sought in the past three months and of those services sought which services they had not yet received. The following are highlights of those for which families and individuals were waiting to receive and the greatest gaps in services as identified by the consumers:

- 66% Section 8 Rental Assistance
- 68% Affordable Housing
- 35% Emergency Rental Assistance to avoid eviction
- 8% Emergency Utility Assistance
- 12% Child Care Subsidy
- 15% Shelter plus Care Program Assistance
- 10% Drug/Alcohol Rehab Service

- 12% Domestic Violence Services
- 49% Health Care Services
- 11% Transitional Housing Services
- 6% Emergency Shelter Services
- 5% Bus Tickets/Transportation Services
- 8% Mental Health/Case Management Services
- 26% Emergency Income Assistance.

Numerous services are currently available to homeless persons in Stanislaus County. However, the Emergency and Transitional Shelter Subcommittee identified gaps in those services and developed recommendations to eliminate those gaps.

The Housing and Supportive Service Collaborative has also identified the following gaps in housing available to homeless persons in Stanislaus County:

- Currently, about 81% of the total accommodations available are provided by religious organizations that require individuals staying at the shelters to attend religious services. Many homeless are uncomfortable or unwilling to stay at these shelters. The need for additional secular shelter space, especially during the winter, is critical.
- Although one local program accommodates teenagers in crisis situations, only six beds are available. Additional shelter is needed, as well as other services that will intervene and help teens make a transition to a stable living arrangement.
- Homelessness is directly related to the lack of affordable housing; many people are on the streets because they do not earn enough money to pay for shelter.

In response to these findings, Stanislaus County has made the following recommendations regarding housing for homeless persons:

- Continue participating in the development of secular shelters, particularly focusing on family shelters. Possible participants in this project are Inter-Faith Ministries, Disability Resource Agency for Independent Living, Community Housing and Shelter Services, Haven Women's Shelter, Telecare SHOP, The Salvation Army and the United Samaritan House.
- Continue funding drop-in centers for homeless and at-risk youths. Full services should be provided, including outreach, case management, housing, employment and independent living skills. Possible participants are the Stanislaus County Department of Mental Health, the Stanislaus County Department of Social Services, local law enforcement agencies, and the Stanislaus County Probation Department, Center for Human Services, Children's Crisis Center.

*SITES FOR EMERGENCY SHELTERS AND TRANSITIONAL HOUSING*

Under the Stanislaus County Zoning Ordinance, homeless shelters and transitional housing are allowed in commercial and higher density residential zones with minimum restrictions. In the R-3 (Multi-family Residential) zone and C-1 (Neighborhood Commercial) zone, shelters and transitional housing are permitted outright and do not require a use permit. In the H-1 (Highway Frontage Commercial) zone and R-2 (Duplex Residential) zone, such facilities are permitted following approval of a use permit. The Union Gospel Mission already operates a legal non-conforming homeless shelter for women and children located at 1432 Page Court, which is zoned M (Industrial) in an unincorporated neighborhood of Modesto.

*AGENCIES OFFERING EMERGENCY HOUSING ASSISTANCE*

Salvation Army, Social Services Program Under this program, renters assistance, energy bill assistance, as well as housing information and referral are provided to low-income families. Also, families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

Housing Authority of Stanislaus County The Housing Authority of the County of Stanislaus is a non-profit, public corporation committed to addressing the unmet needs of the residents and communities of Stanislaus County. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County, with the exception of Riverbank that has its own Housing Authority. The Authority also offers counseling for rent and mortgage delinquency at no charge, under license from the Housing and Urban development Agency. The Housing Authority is governed by a Housing Commission, which is appointed by the Board of Supervisors.

In an effort to address the growing housing needs of the community, the Housing Authority is committed to adding 300 affordable rental units in our area within the next 5 years. Two projects are currently in the planning stages, which will add an additional 37 units to the county housing stock The Housing Authority has been able to utilize redevelopment funding to preserve existing housing and develop new affordable housing to help ease the lack of affordable rental housing in our community.

Table IV-11 shows the 2003 number of assisted housing units by type.

TABLE IV-11
STANISLAUS COUNTY HOUSING AUTHORITY INVENTORY
PUBLIC HOUSING, SECTION 8 HOUSING,
AND AFTERCARE HOUSING
2003

| Type of Housing | | Number of Units |
|---|---|---|
| Public Housing | | 647 |
| Section 8 Housing | | 3,335 |
| Aftercare Housing | (Program leading toward home ownership) | 55 |
| | TOTAL | 4,037 |

Source: Stanislaus County Housing Authority

*PERSONS REQUIRING TEMPORARY SHELTER*

Emergency and Transitional Shelter Needs - The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter are families with children. The reason for this increase can be partially attributed to rising unemployment and the decline in affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways and evicted tenants.

As a result of the increased needs, the following provide temporary shelter and related services throughout Stanislaus County:

Stanislaus Residential Services
Stanislaus Affordable Housing Corporation (STANCO)
Nirvana Alcohol & Drug Treatment Services
The Modesto Men's Gospel Mission and Women's Mission
Hutton House
Pathways to Independence for Emancipated Youth
Children's Crisis Center
Telecare SHOP
Samaritan House
Redwood Family Center
Habitat for Humanity
Haven's Women Center
Community Housing and Shelter Services (CHSS)
The Salvation Army of Stanislaus County
Sunshine Place
The Tything Place

## C. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

In March of 2002 an Analysis of Impediments to Fair Housing (AI) was conducted. This analysis reviewed a broad array of public and private practices and policies. These included land use, zoning, lending, compliant referrals, advertising, and housing affordability. Local fair housing case activity was evaluated for capacity and impact. Demographic information such as income, housing stock and the geographic concentration of ethnic groups was reviewed.

Since mid-2001, rental vacancy rates in the County have dropped significantly to below 3%. This reduction in the availability of rental units results in many households vying for the same unit. This condition could result in an increase in housing discrimination.

*FINDINGS AND CONCLUSIONS*

Large numbers of commuters now work in the Bay Area and commute to homes in Stanislaus County, STRATEGIC DIRECTIONS: A Needs Assessment and Industry Targeting Analysis, 1996. Competition for affordable housing is more severe because county residents working in the Central Valley generally tend to have lower incomes. Because of this pressure, rental vacancy rates are at historical lows and rents have risen sharply, doubling over the past 10 years. There is a shortage of large 3 and 4 bedroom multi-family rental units in particular. On the other hand, for owner occupied housing, Stanislaus County housing prices remain some of the more affordable in California

Because of demographic forces within the County, certain groups protected by fair housing laws have significant problems finding affordable housing. These are very low and low income residents, particularly large families with children. This category includes minority populations, who tend to have lower mean annual income and larger households, immigrant populations including farm-workers, and the elderly, particularly elderly renters. Single households with children, particularly single mothers, also are

cost burdened. Housing affordability for these groups is an impediment to fair housing choice due to the serve shortage of large multi-family rental units, very few of which have been constructed in recent years.

Analysis of mortgage lending data and local advertising for housing sales and rentals showed positive trends leading to a conclusion that no impediments to fair housing choice exist in these areas. Similarly, although aging housing stock and predatory rental housing practices towards immigrants are continuing issues with potential for problems, the County has taken an aggressive approach to repair substandard housing and provide for migrant farm-workers.

## V. HOUSING PRODUCTION OPPORTUNITIES/RESOURCES

### A. HOUSING RESOURCES PROVIDED THROUGH FEDERAL, STATE AND LOCAL PROGRAMS

There is a wide variety of housing programs and services available to residents of Stanislaus County for low- and moderate-income households, as well as special populations (e.g. the elderly, handicapped, and homeless).

The programs and services offered are of three basic types: direct assistance, indirect assistance and supportive services. Direct assistance is received in the form of a grant or loan directly from the funding agency. Indirect assistance is usually channeled through another party before the beneficiary realizes the benefit, as is the case with loan guarantees and loan insurance. Supportive services are provided in the form of counseling and referral.

Below is a partial listing of local programs and services available to assist in the implementation of housing goals and policies:

- Density Bonus - a proposed housing project (with five or more units) agreeing to construct 25% of the units for households of low income receives a density bonus of 25% more units than normally allowed by the existing zoning.
- Land Banking - acquisition of vacant and underutilized land for future housing.
- Secondary Residential Units - encourage the development of secondary units on existing developed lots.
- Self-Help Housing - also known as 'sweat equity' housing, enables potential and existing homeowners to contribute their labor to the construction or rehabilitation of the unit to lower costs.
- Home Equity Conversion - permits an elderly homeowner to access equity for monthly cash payments. This reverse mortgage is satisfied through the eventual sale of the property.
- Fee Waivers - the County permits fee waivers and deferrals to lower income households to assist in the affordability of housing.
- Mortgage Credit Certificates - home purchasers are entitled to an income tax credit equal to a specified percentage of the interest they pay during the tax year on the mortgage on their residence.
- Market Rate Financing - financial institutions make available loans at favorable rates.
- Below Market Rate - mortgage capital available through redevelopment housing set-aside.
- Manufactured Housing - permitted in all residential districts provided that it meets certain standards and is placed on a permanent foundation.
- Rent-to-Own - a portion of the rent paid is designated to be a future part of the down payment.

Below is a partial listing of categorical state and federal programs and services available to assist in the implementation of housing goals and policies described in Chapter IX.

- multi-family rental housing, low-interest loans
- accessibility improvements

- home ownership grants
- sweat-equity housing
- farmworker housing
- emergency shelter grants
- code enforcement
- jobs/housing balance
- mortgage insurance
- housing rehabilitation
- public services
- infrastructure
- multi-family housing
- community facilities
- equal housing advocacy
- economic development
- historical preservation
- McKinney Act - addresses the areas of emergency food and shelter, transitional and longer-term housing, primary and mental health care services, education, job training, alcohol abuse programs and income assistance.
- Section 8 Vouchers - monthly housing allowance to bridge the gap between 30% of family income and rental standard for the area.

As programs develop and expire, the County maintains the above list for appropriate implementation.

The County could not conduct and implement the above-referenced programs and services through one department. Many partnerships have been created and established that permits a wider range for implementation. These partnerships include the following agencies and departments.

- Harvest of Hope
- Area Agency on Aging
- Stanislaus County Redevelopment Agency
- Stanislaus County Housing Authority
- Housing and Urban Development - Community Development Block Grant
- Stanislaus County Affordable Housing Corporation - STANCO
- Habitat for Humanity - Stanislaus
- California Department of Housing and Community Development
- Turlock Community Collaborative
- World Changers
- Home Partnership Investment Program (HOME)
- Rural Development
- California Rural Home Mortgage Finance Authority
- Fannie Mae
- Housing and Support Services Collaborative
- Cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford
- Stanislaus County Behavioral Health and Recovery Services
- Stanislaus County Department of Planning and Community Development
- California Housing Finance Agency

## B. ADEQUATE SITES AND LAND INVENTORY

Government Code Section 65583 requires the Housing Element to contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The purpose of this inventory is to compare the County's total holding capacity, or capacity to accommodate residential development, with its new construction needs. Furthermore, analysis of the availability of public facilities and services is intended to identify both the problems and the possibilities involved in developing new housing. Together, the inventory and analysis provide a basis for determining whether current zoning and density policies will make available sufficient residential land to accommodate new construction needs.

The Residential Development Potential Study Areas, Figure V-1 identifies the general location of land suitable for development in the unincorporated communities of the County. These lands include a spectrum of residential densities, from very low-density rural designations to urban densities appropriate for single-family and multi-family development.

Stanislaus County conducted a land inventory and analysis of the availability of public services and facilities in the unincorporated areas in first quarter, 2003. The inventory focused on existing communities where residential zoning is located and growth is encouraged. Figure V-1 indicates the locations of the unincorporated communities selected as study areas for the inventory. Available parcels were identified and mapped from Geographic Information System, tax records, aerial photographs and field verification. From these sources, size and zone designation were recorded, and finally, the residential development potential, or dwelling unit capacity was calculated based on development standards (See Table V-1). A 20% allowance of gross acreage was considered for roads and appropriate public infrastructure prior to capacity calculation. The Land Inventory is included as Table V-5.

This inventory lists the vacant and underutilized parcels to assist in accommodating the County's share of the Regional Housing Need Assessment (RHNA).

Recent trends or activity has shown the development of second units in zoning districts where feasible (Bret Harte - R-1). However, there is potential in the R-A district in Empire and Denair to assemble contiguous parcels and re-plat to achieve greater density.

There are areas of unincorporated West Modesto that are zoned for greater density, but presently are developed minimally. The County and City are participating in a program sponsored by the Federal Department of Justice that addresses social and physical blight. This Weed and Seed program will bring to the area needed improvements that include the extension of sewer infrastructure as early as 2006. The goal and expectation of the County during this planning period and program implementation is that underutilized sites that are zoned appropriately (e.g. R-3) will be developed to their greater potential and density. The County will use funds from its annual Community Development Block Grant allocations to facilitate the construction of the sewer infrastructure (See Program 3-3)

This Land Inventory is based on realistic and achievable development. The communities represented in the inventory, taken in total, respond to the complete range of housing types and prices to accommodate the county's RHNA share for all income groups.

First, most of the new construction required by all income groups can be accommodated by vacant and available land. All communities will share at some level in providing this opportunity. This includes all zoning districts. It is possible to deliver single family, as well as multi-family affordable housing to the lower income population. It has been accomplished through partnerships with Self-Help Enterprises, Habitat for Humanity, Stanislaus County Affordable Housing Corporation and for-profit developers such as Corn-Harris, Franco, and Bright Development companies.

There is one program that was discussed earlier that will rely on underutilized land to achieve a portion of the RHNA. The Weed and Seed Partnership will facilitate during the planning period, the development of additional housing units for low- and very-low income households.

Second, most sites are zoned for the appropriate variety of housing types. In the case of Salida, appropriate environmental review and the preparation of a Specific Plan to re-designate to residential use is underway. This will be concluded and implemented during the planning period.

Table V-1 summarizes residential development standards as established by the Stanislaus County Zoning Ordinance. Minimum parcel sizes are related to the availability of services. Maximum dwelling unit capacity ranges from 4 dwelling units per acre in R-A to 25 dwelling units per acre in R-3, H-1, and C-1 zones.

TABLE V-1
RESIDENTIAL DEVELOPMENT STANDARDS

| | Minimum Parcel Size | | | |
|---|---|---|---|---|
| Zone | Public Sewer AND Water | Public Sewer OR Water | Well and Septic Tank | Maximum D.U. Capacity Per Acre* |
| R-A | 8,000 sq. ft. | 20,000 sq. ft. | 1 acre | 4 |
| R-1 | 5,000 sq. ft. | 20,000 sq. ft. | 1 acre | 5 |
| R-2 | 6,000 sq. ft. | 20,000 sq. ft. | 1 acre | 14 |
| R-3 | 6,000 sq. ft. | 20,000 sq. ft. | 1 acre | 25 |
| P-D | ---------- Established by Development Plan ---------- | | | |
| H-1 | 6,000 sq. ft. | ---- | ---- | 25 |

Source: Stanislaus County Zoning Ordinance
***After allowing 20% of gross acreage for roads, etc.**

Development standards for each P-D district are established by the development plan approved by the Board of Supervisors and maximum density is determined by the land use designation. Most P-D districts are designated for low-density residential use, with a maximum dwelling unit capacity of 5.8 units per acre when public water and sewer are available.

Limited residential development is also permitted in agricultural zones, with density standards ranging from one dwelling per three acre in A-2-3 to two dwelling units on any parcel of 20 acres or more. There are approximately 1,250 parcels of twenty acres or more that each could accommodate a dwelling unit.

The following assumptions were made in calculating maximum dwelling unit capacity:

- Zoning

  Calculation of dwelling unit capacity was based on existing zoning. However, where zone changes, as well as ultimate development, were foreseeable during the planning period a higher density was calculated. These instances are highlighted when appropriate.

- Availability of services

  Calculations generally were based on the existing availability of public facilities and services. However, as stated above, where there are plans underway for facility and service expansion during the planning period maximum densities were calculated.

- R-2, R-3 and H-1

  Parcels that can accommodate the greater densities represented by these zoning designations range in size from 0.25 acres to 6.00 acres. The dwelling unit capacities calculated for each parcel takes into consideration their location (e.g. access to services) and the development parameters established by the zoning district (e.g. parking, setbacks). It should be noted that a conservative density for the three districts was used to calculate unit capacity.

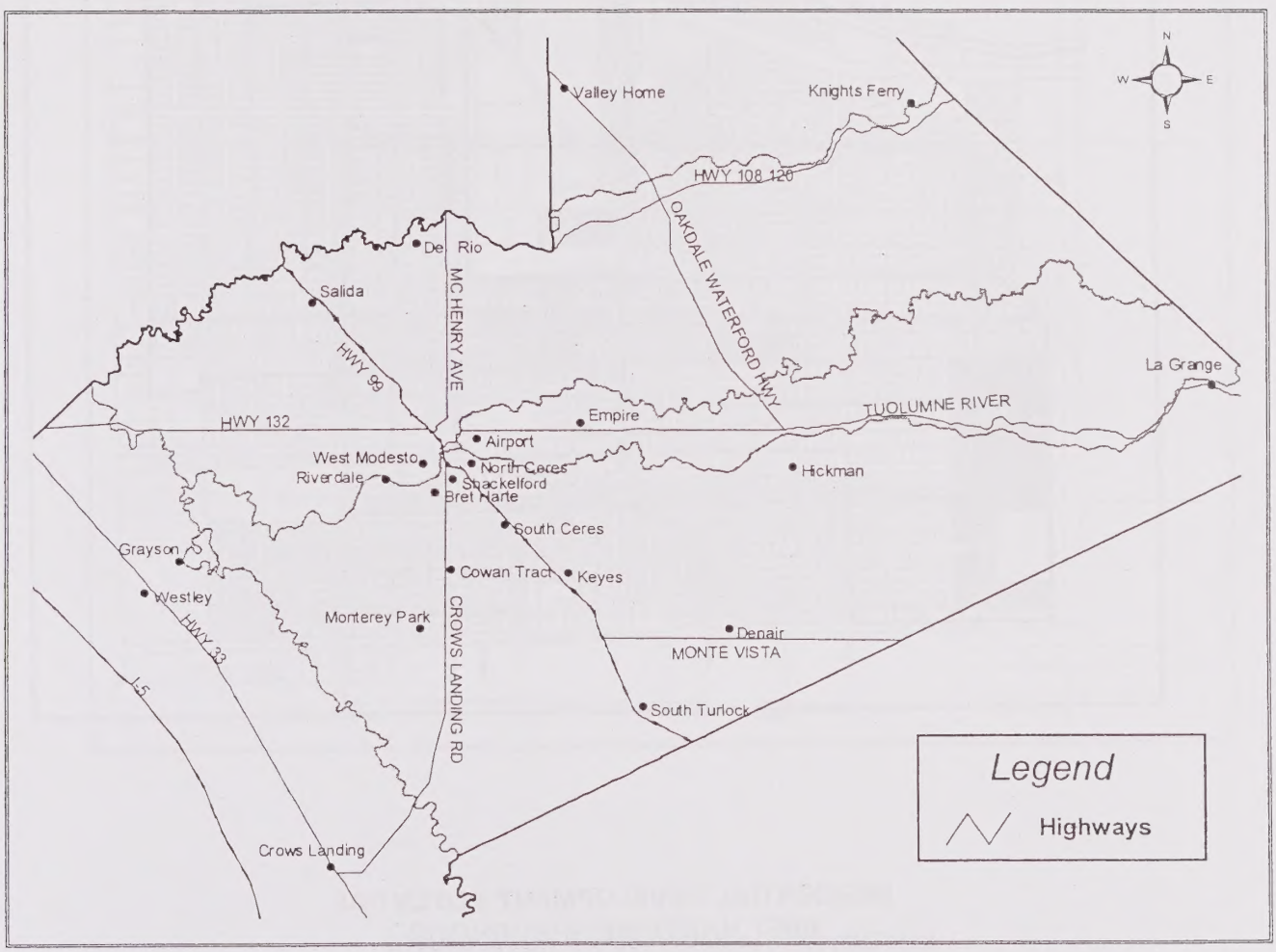
  In each of the communities where there is the H-1 designation, the properties are located on major arterials, near urban services (retail, bus service, parks) and in areas where there exists a need for additional multi-family development.

  The land Inventory illustrates the development capacity of higher density designations at 25 units per acre. To facilitate this density, Stanislaus County will partner with multi-family project developers. Considerations will be given regarding fees, modifications to zoning ordinance development parameters, as well as tax exempt financing.

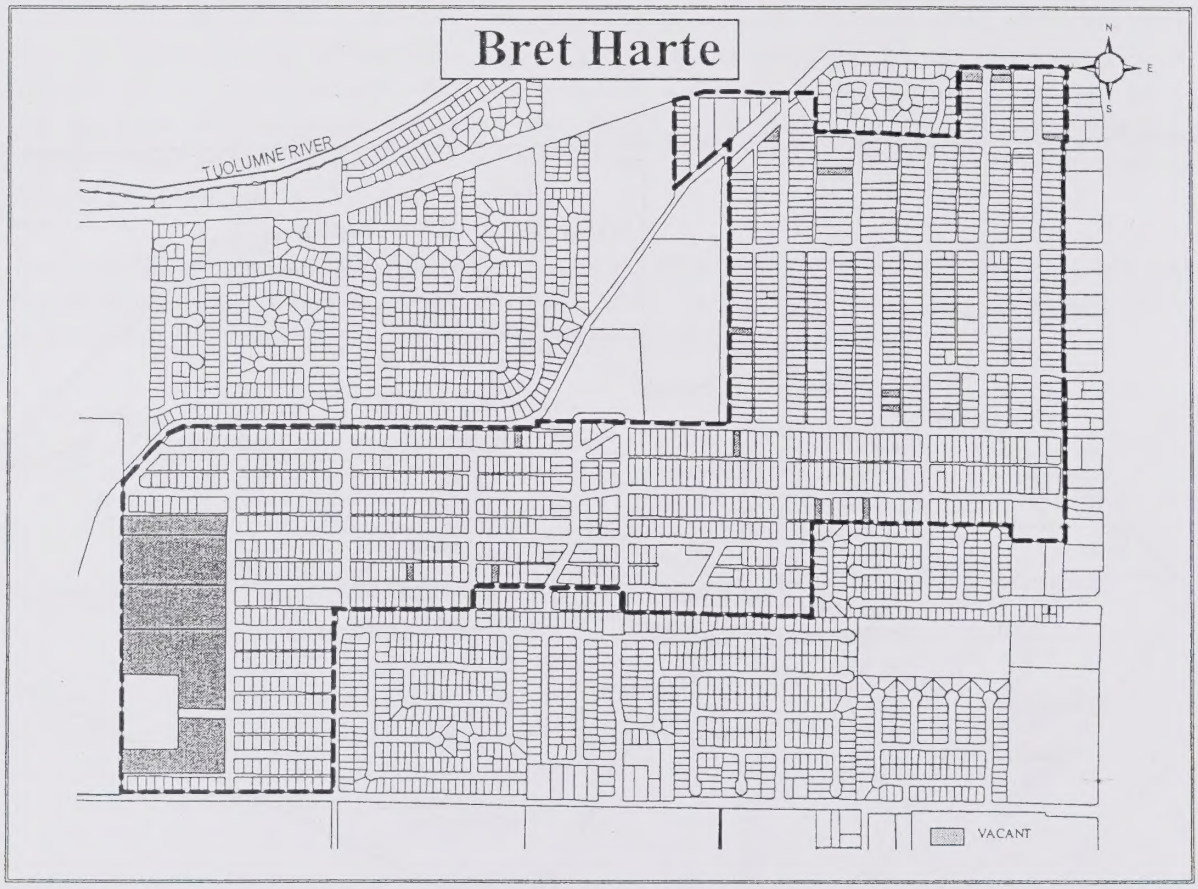
The County's land use plan emphasizes concentration of growth in urban areas. This complements the County's housing goals because low- and moderate-income housing can be most easily provided in urban communities. The findings of the 2003 land inventory and analysis of public services in the unincorporated communities of Stanislaus County show approximately 1,373.17 acres available for residential development. Based on existing zoning and current availability of services, this acreage will support up to 4,324 dwelling units. As discussed previously, there are approximately 1,250 parcels of agriculturally-zoned land that each could accommodate a dwelling unit. In some cases, this dwelling unit could be housing a lower income household. However, this capacity was not included in the Land Inventory.

StanCOG's Housing Needs Report projects that 3,978 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through 2008. This total new construction need includes 1,551 units for very low- and low-income residents. These needs can be satisfied by the construction of second units, the placement of mobile homes and multi-family projects, as well as in partnerships with non-profit agencies and developers that build single family residences. Since mobile homes are allowed on any single-family lot, there is ample potential for mobile home placement in the County.

The County residential development potential of 4,324 units more than satisfies the projected new construction need of 3,978 units. No change in County land use policy is necessary to meet the housing demand allocated by StanCOG.



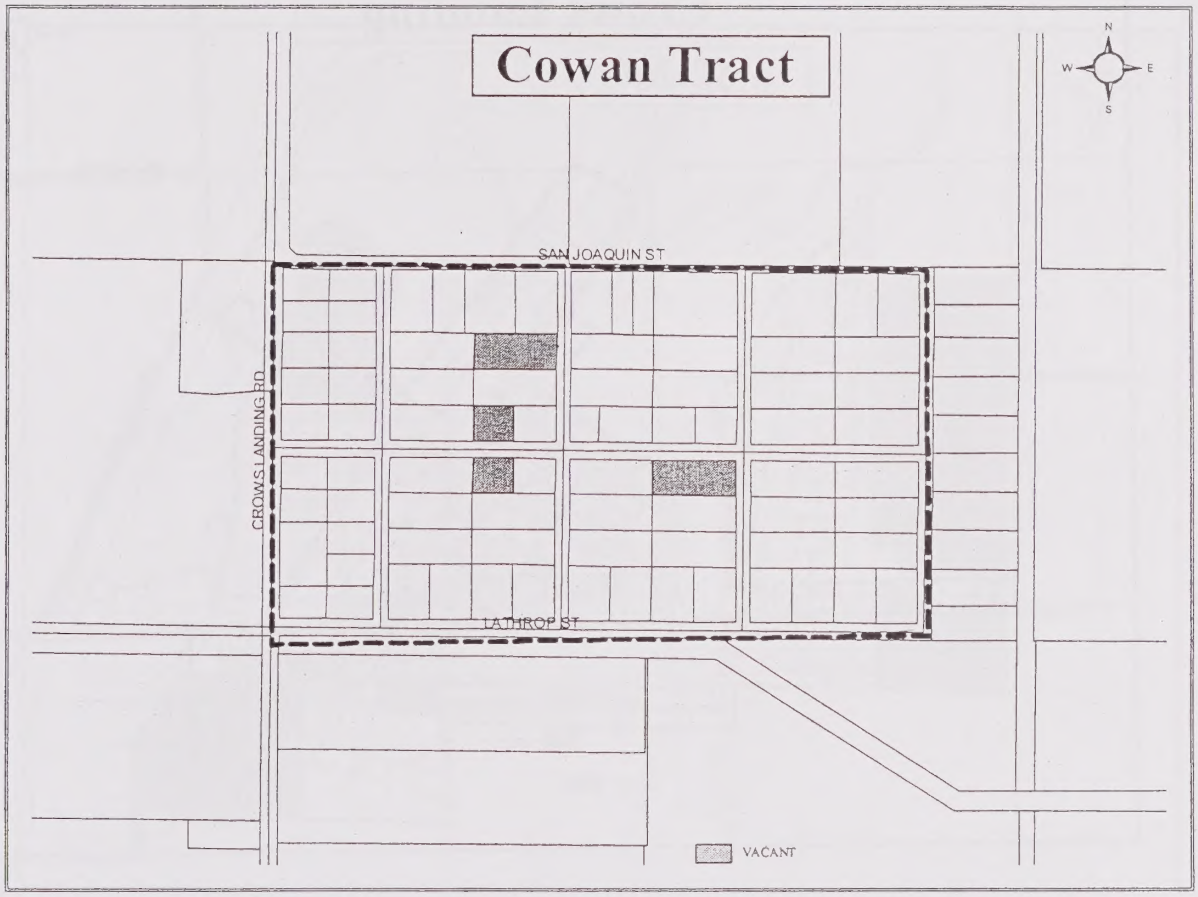

RESIDENTIAL DEVELOPMENT POTENTIAL STUDY AREAS
FIGURE V-1




## RESIDENTIAL DEVELOPMENT POTENTIAL
## BRET HARTE NEIGHBORHOOD

Bret Harte is a residential neighborhood adjacent to the City of Modesto. It receives its water and sewer service from the city. The neighborhood currently has the potential for developing 139 more single family dwelling units. The Zoning Ordinance further permits a second dwelling unit on the property due to the presence of both public water and sewer service. Following the construction of public sewer, the County processed approximately 250 applications for second dwelling units due to the presence or sewer service. Since this neighborhood is home to mainly lower income households, the second units are assumed to have created a housing opportunity for another lower income household. The neighborhood is within the Stanislaus County Redevelopment Project.

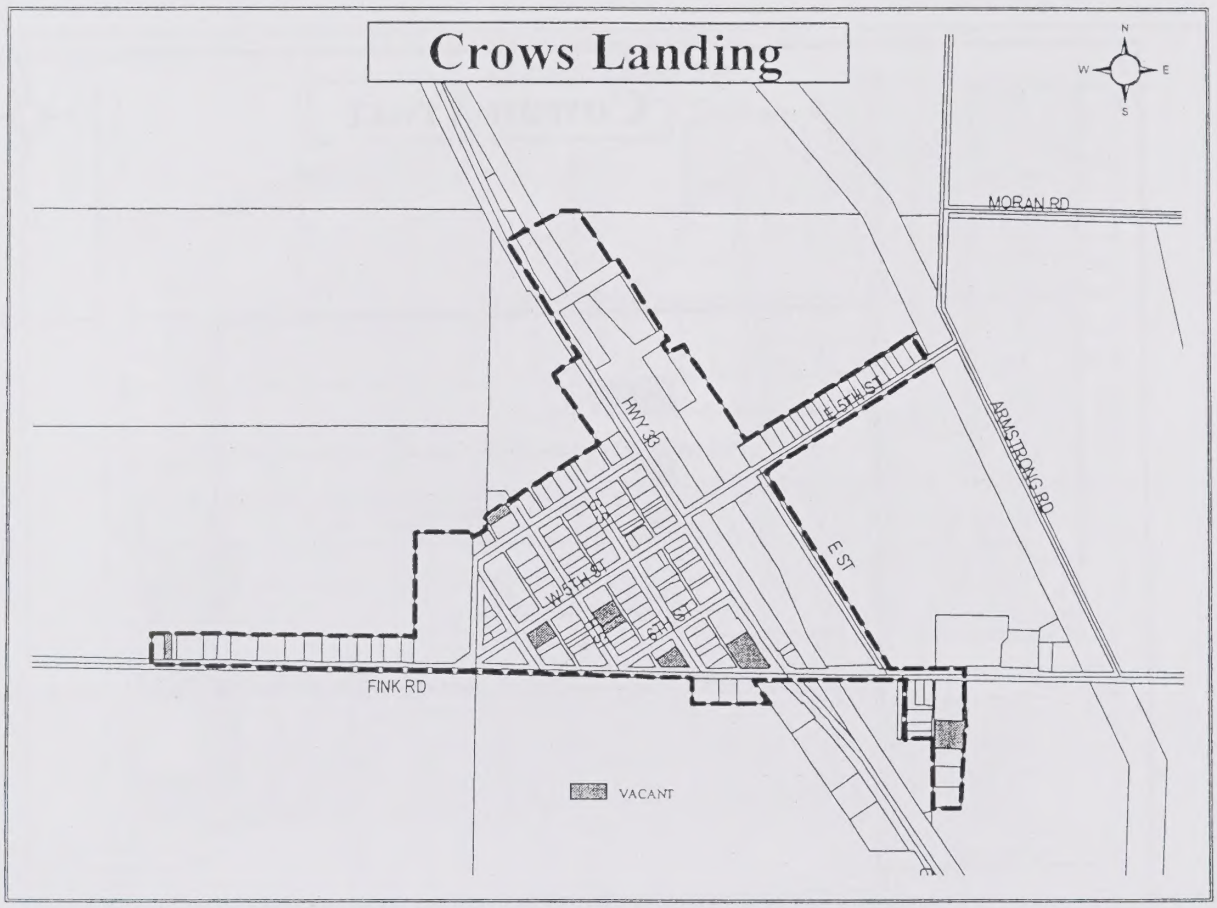
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-1 | 20 | 27.15 | 0-5 units/acre | water/sewer | 139 |
| | | | | | TOTAL | 139 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## COWAN TRACT

Cowan Tract currently has the potential for developing 4 more dwelling units, all of which would be single family dwellings. Water and sewer service is obtained through private well and septic systems.

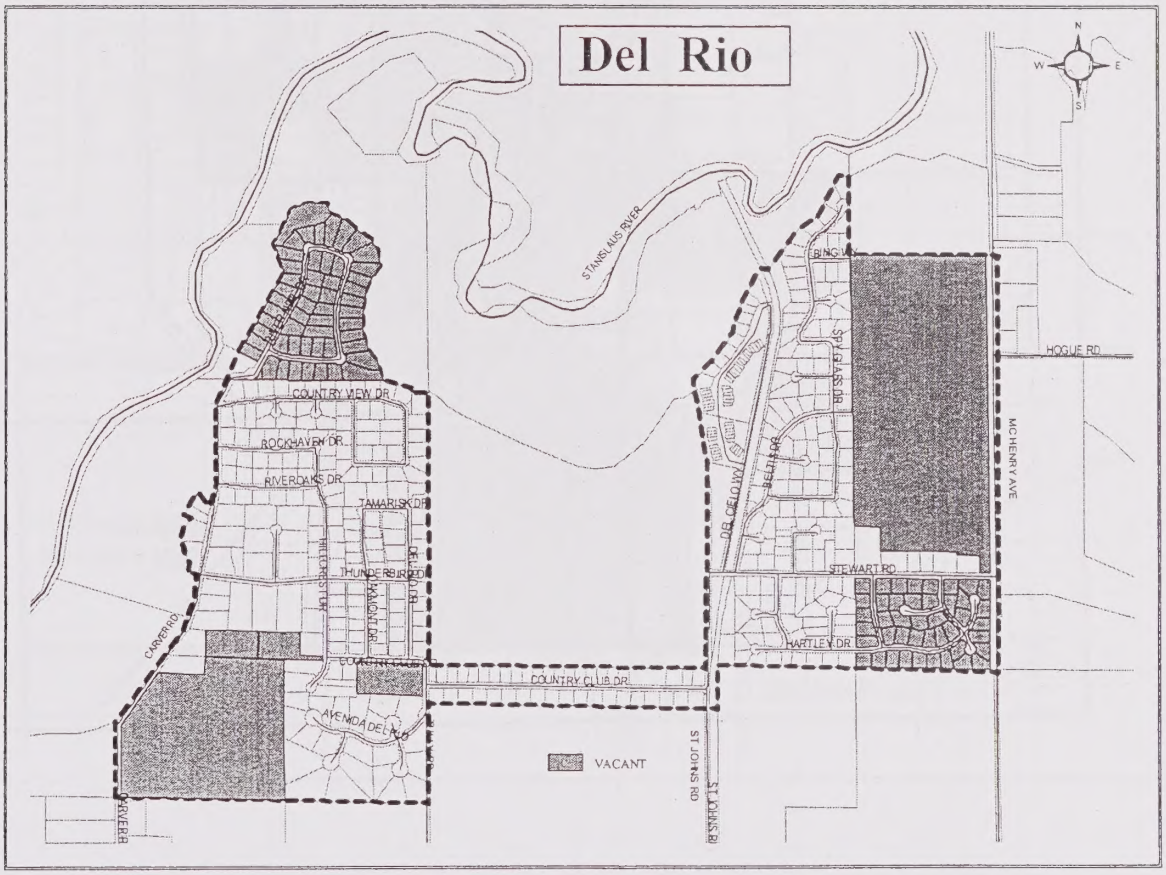
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | P-D | 4 | 2.55 | 0-4 units/acre | well/septic | 4 |
| | | | | | TOTAL | 4 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## CROWS LANDING

Crows Landing has the potential for developing 7 more dwelling units, all of which would be single-family dwellings. This is a community of lower income households. It is anticipated that in-fill activity would serve this population. Water is provided by a community service district, and sewerage is handled by individual septic systems. The community is within the Stanislaus County Redevelopment Project.

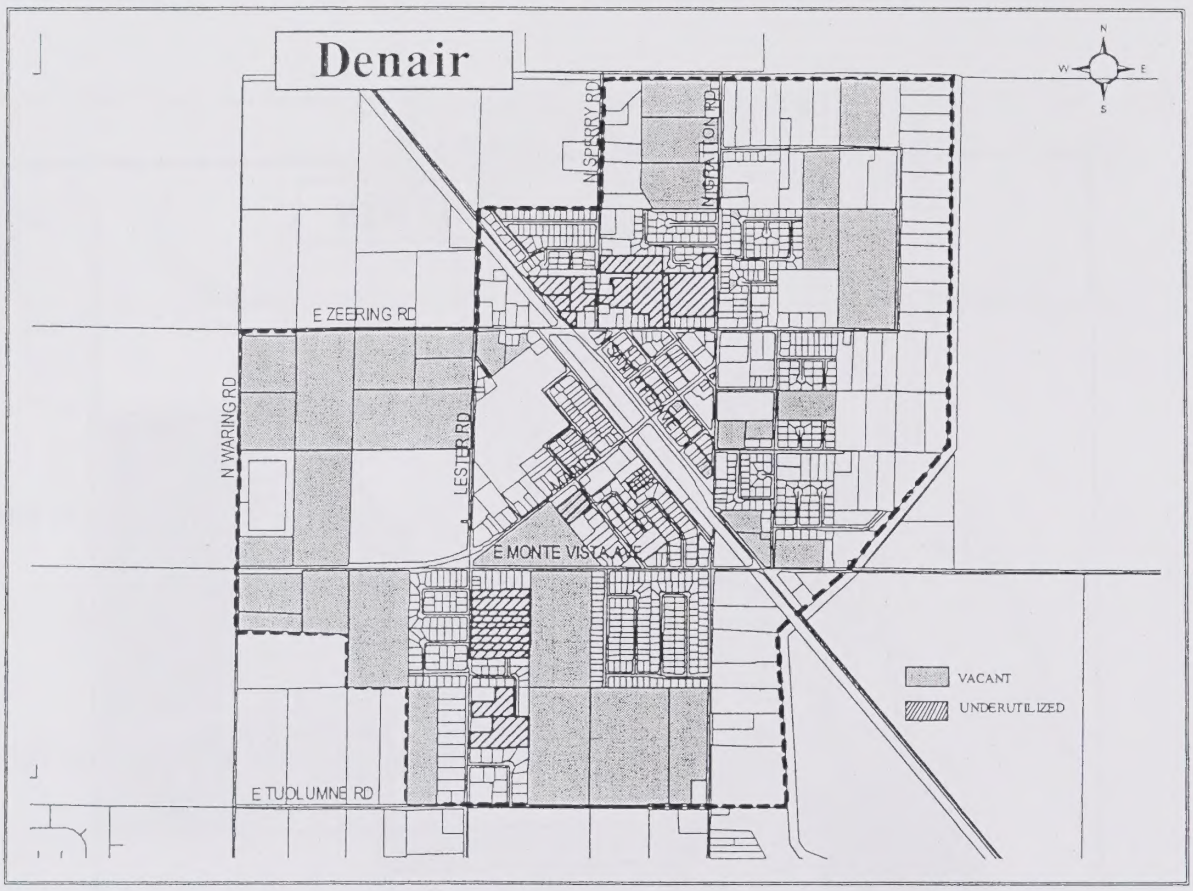
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 5 | 1.29 | 0-4 units/acre | well/septic | 5 |
| Commercial | C-2 | 1 | 0.69 | --- | water/septic | 1 |
| Agricultural | A-2 | 1 | 0.71 | 0-2units/parcel | water/septic | 1 |
| | | | | | TOTAL | 7 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## DEL RIO

Del Rio is an upscale community located in north-central Stanislaus County with a potential dwelling unit capacity of 239 dwelling units. These dwelling units would be serviced by public water and package treatment facilities.

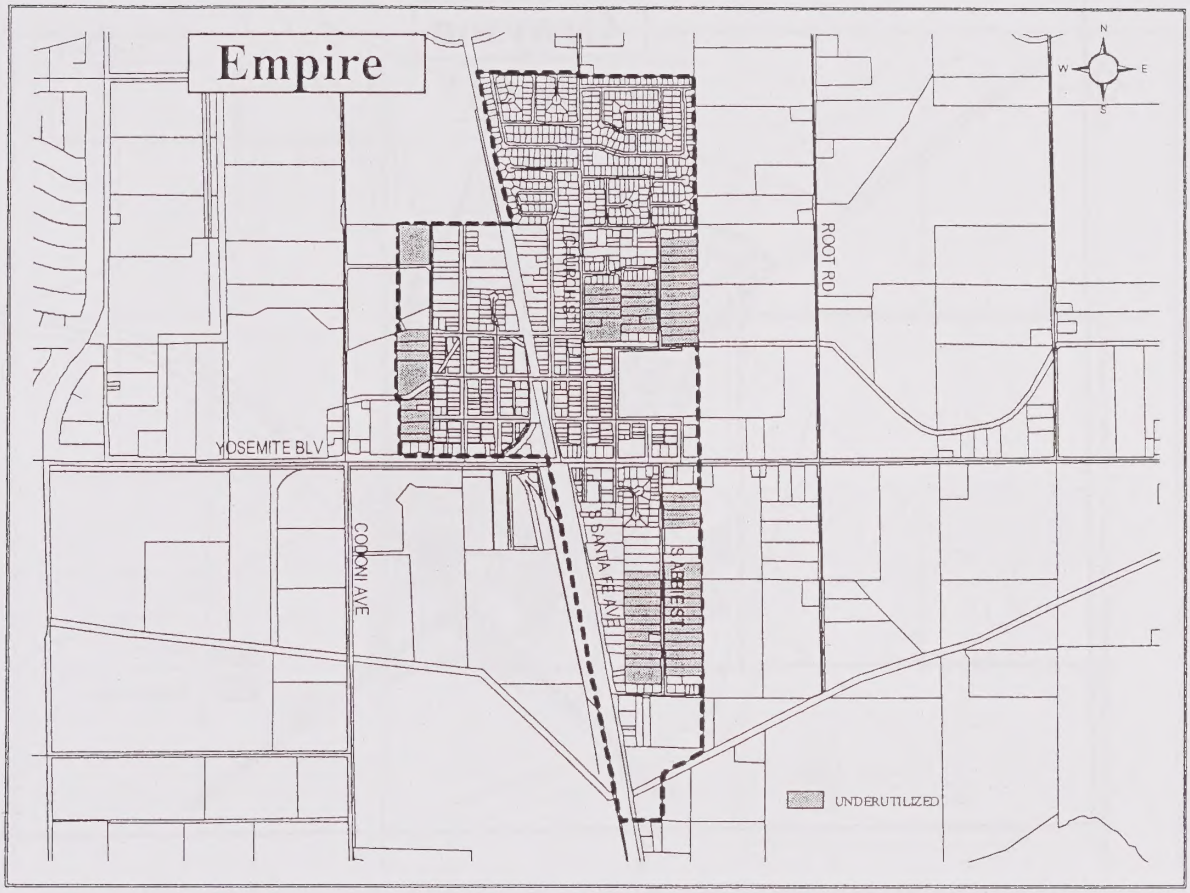
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 46 | 70.07 | 0-4 units/acre | water/septic | 96 |
| P-D | P-D | 52 | 124.0 | --- | water/septic | 143 |
| | | | | | TOTAL | 239 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## DENAIR

Denair has recently completed the update of its Community Plan. This update, in addition to vacant and underutilized lands, resulted in the opportunity for an additional potential of 792 residential units. A variety of zoning designations provide for different housing types, from single-family to multiple family housing development. Water and sewer service is provided by a community services district. A portion of the community is in the Stanislaus County Redevelopment Project Area.

| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 20 | 53.7 | 0-4 units/acre | water/sewer | 96 |
| Low Density | P-D | 5 | 87.3 | 0-5 units/acre | water/sewer | 323 |
| Medium Density | R-2 | 2 | 3.92 | 0-14 units/acre | water/sewer | 53 |
| Medium High | R-3 | 1 | 4.56 | 0-25 units/acre | water/sewer | 114 |
| Commercial | H-1 | 2 | 7.76 | 0-25 units/acre | water/sewer | 194 |
| Agricultural | A-2 | 9 | 104.88 | 0-2units/parcel | well/septic | 12 |
| | | | | | TOTAL | 792 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## EMPIRE

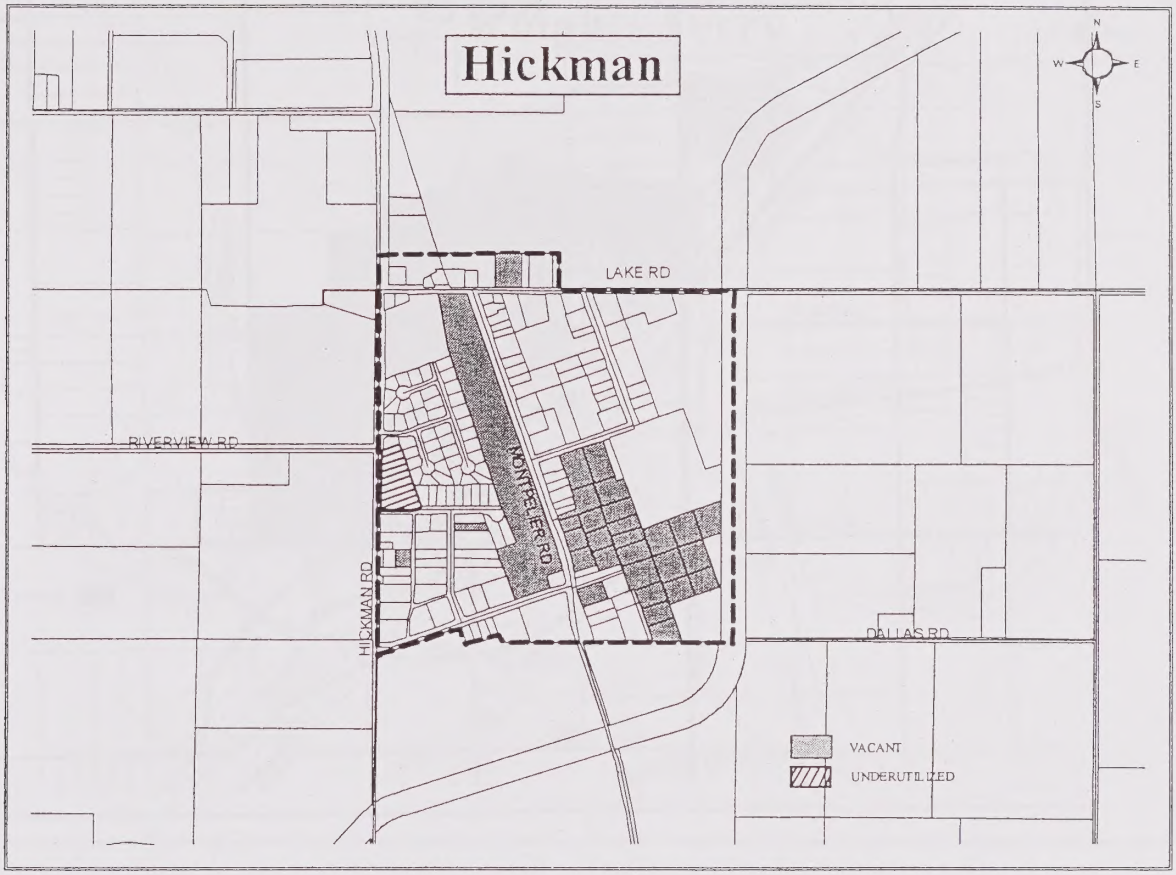
Empire is a community adjacent to the eastern boundary of the City of Modesto and receives its water service from the city. Sewer service is provided by its Sanitary District. Empire has the potential additional dwelling unit capacity of 88 which would be derived from underutilized lands.

| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 55 | 56.45 | 0-4 units/acre | water/sewer | 55 |
| Low Density | R-1 | 6 | 6.64 | 0-5 units/acre | water/sewer | 33 |
| | | | | | TOTAL | 88 |


## RESIDENTIAL DEVELOPMENT POTENTIAL
## GRAYSON

The community service district provides sewer service to the residents of Grayson. Water is provided by the City of Modesto. The central portion of Grayson is within the Stanislaus County Redevelopment Project. The in-fill opportunities within Grayson would serve the lower income population. The community recently completed participating in a Future Search that identified weaknesses and strengths of the community. One conclusion reached that more affordable housing is desired. Therefore, the H-1 designated parcel would respond to that desire.

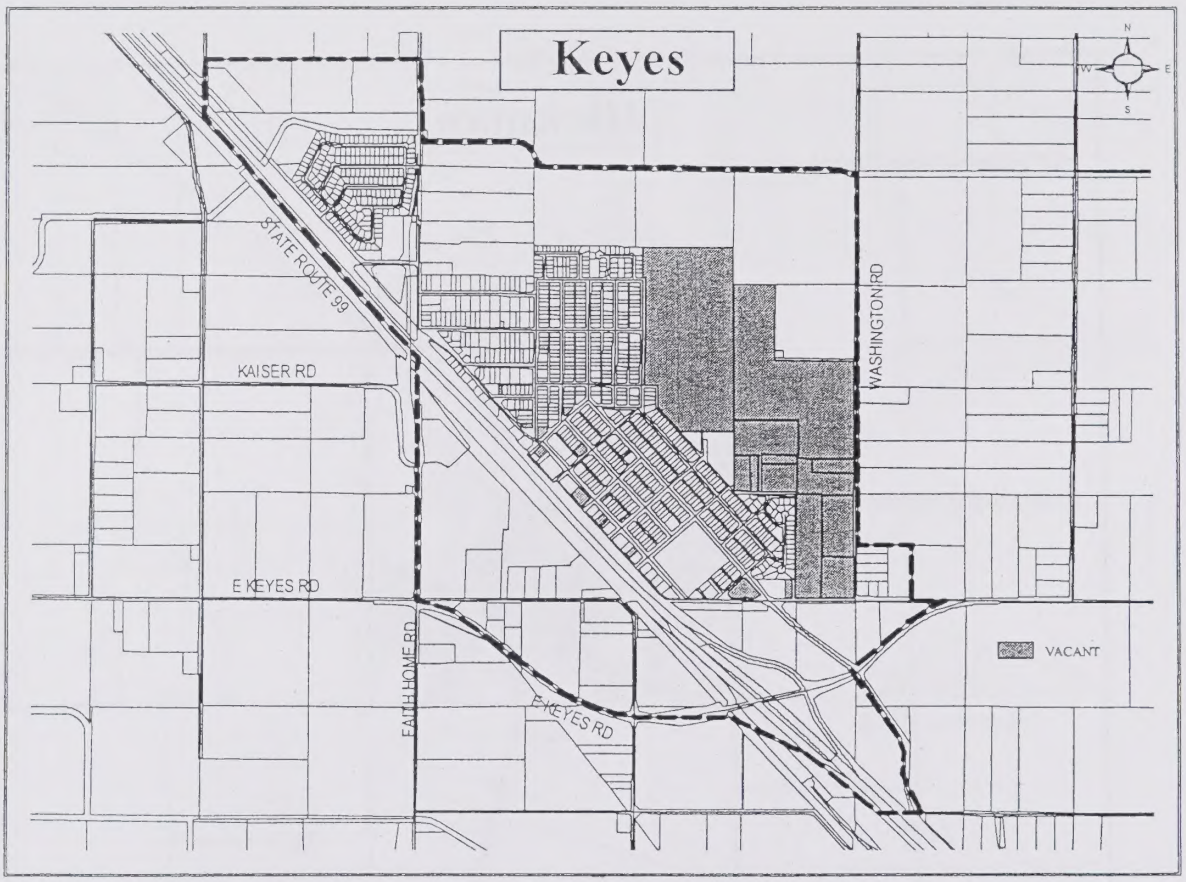
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-1 | 7 | 2.77 | 0-5 units/acre | water/sewer | 12 |
| Commercial | H-1 | 1 | 1.31 | 0-25units/acre | water/sewer | 33 |
| | | | | | TOTAL | 45 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## HICKMAN

Hickman receives water from the City of Modesto, but no sewer service is available, other than individual septic systems. Therefore, Hickman's residential dwelling unit potential is limited to dwelling units on lots large enough to support those types of systems. Hickman is part of the Stanislaus County Redevelopment Project.

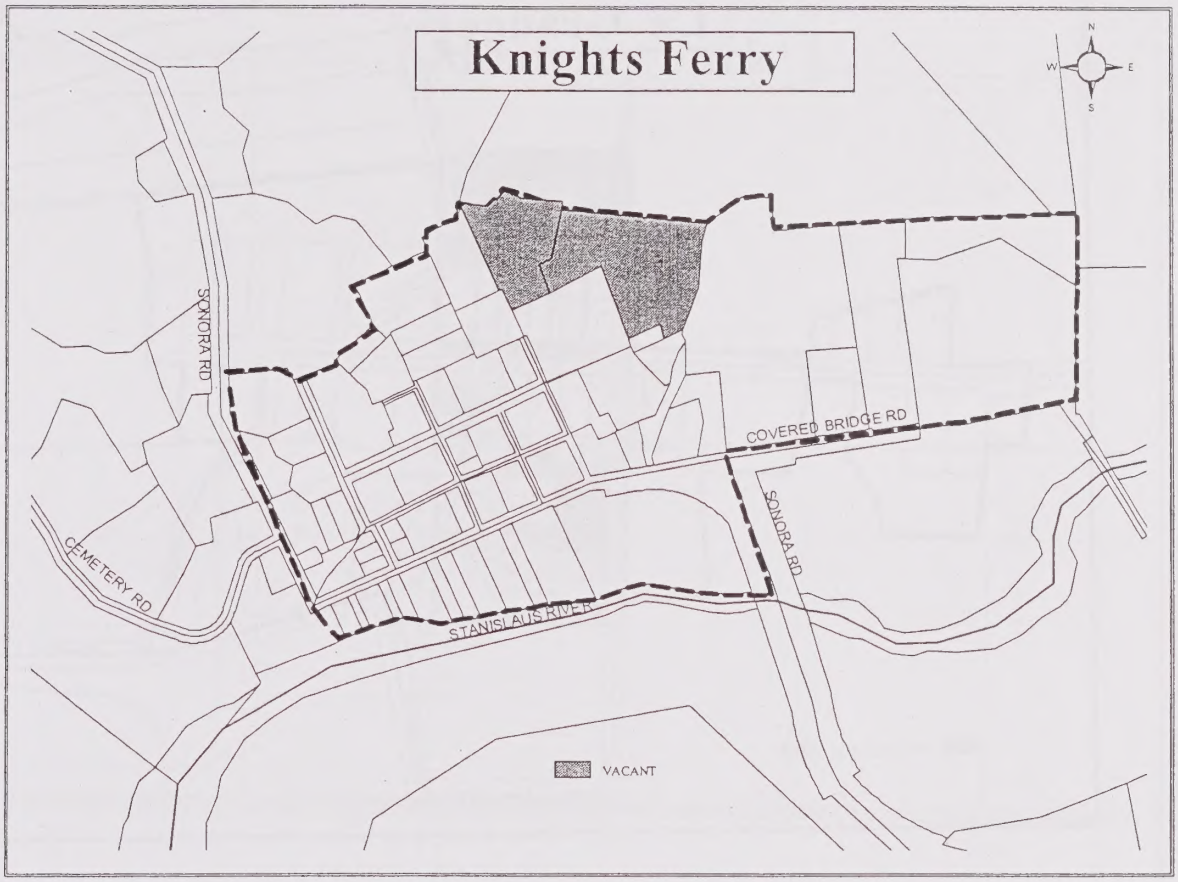
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 7 | 5.85 | 0-4 units/acre | water/septic | 10 |
| Low Density | R-1 | 1 | 2.35 | 0-5 units/acre | water/septic | 4 |
| P-D | P-D | 1 | 15.55 | --- | water/septic | 31 |
| UT | A-2 | 22 | 14.3 | 0-2units/parcel | water/septic | 22 |
| | | | | | TOTAL | 67 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## KEYES

Keyes has recently updated its Community Plan. This resulted in the additional capacity recorded in the chart below. There are also a number of vacant parcels that contribute to the totals below. With both public water and sewer available through its community services district, Keyes has an additional dwelling unit capacity of 926. Keyes is part of the Stanislaus County Redevelopment Project.

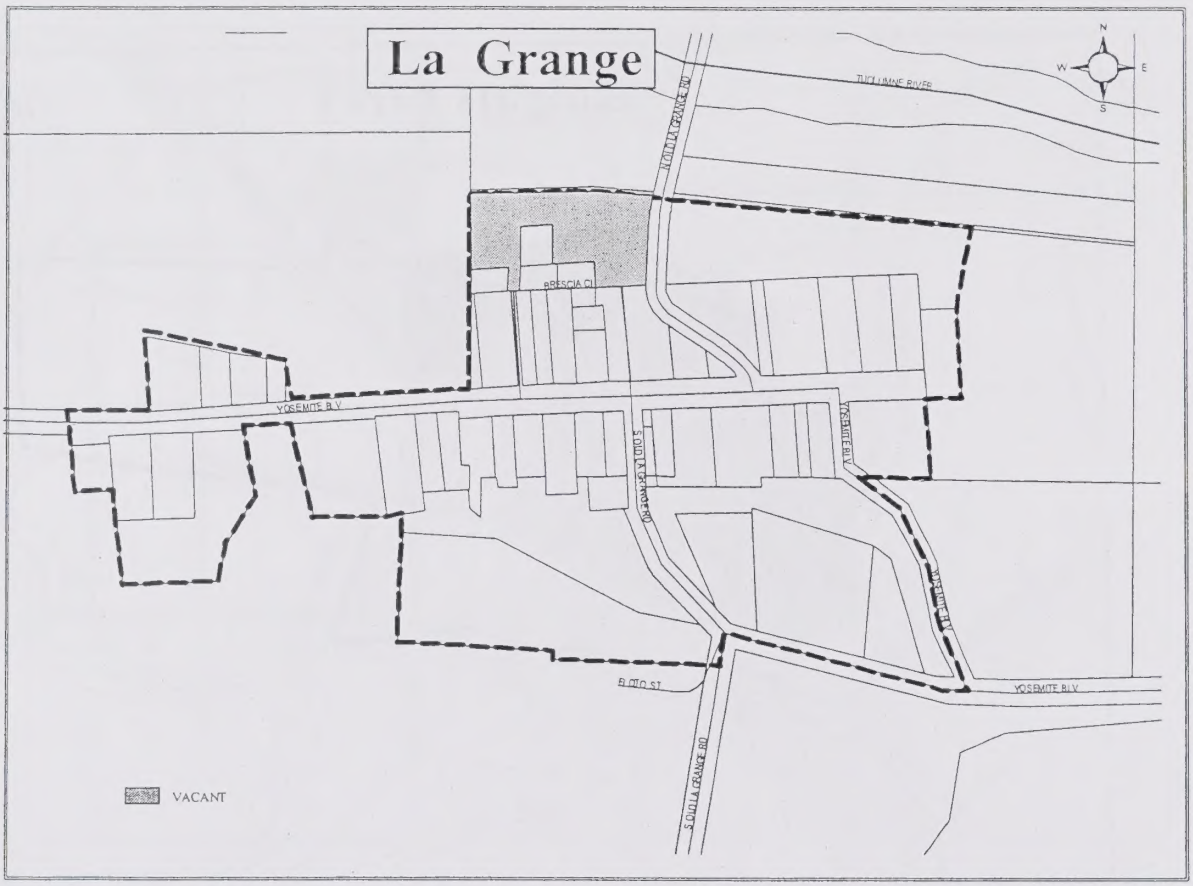
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-1-US | 11 | 136 | 0-6 units/acre | water/sewer | 757 |
| Low Density | R-1 | 7 | 2 | 0-5 units/acre | water/sewer | 7 |
| Medium Density | R-2-US | 1 | 5.20 | 0-14 units/acre | water/sewer | 73 |
| Medium High | R-3 | 1 | 0.53 | 0-25 units/acre | water/sewer | 13 |
| Commercial | H-1 | 8 | 3.28 | 0-25 units/acre | water/sewer | 76 |
| | | | | | TOTAL | 926 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## KNIGHTS FERRY

The entire community of Knights Ferry is designated Historical and zoned HS (Historical Site). Public water is provided by the community service district and sewerage is treated using individual septic systems. Due to the historic character of the community, special building standards are instituted to ensure that development is compatible.

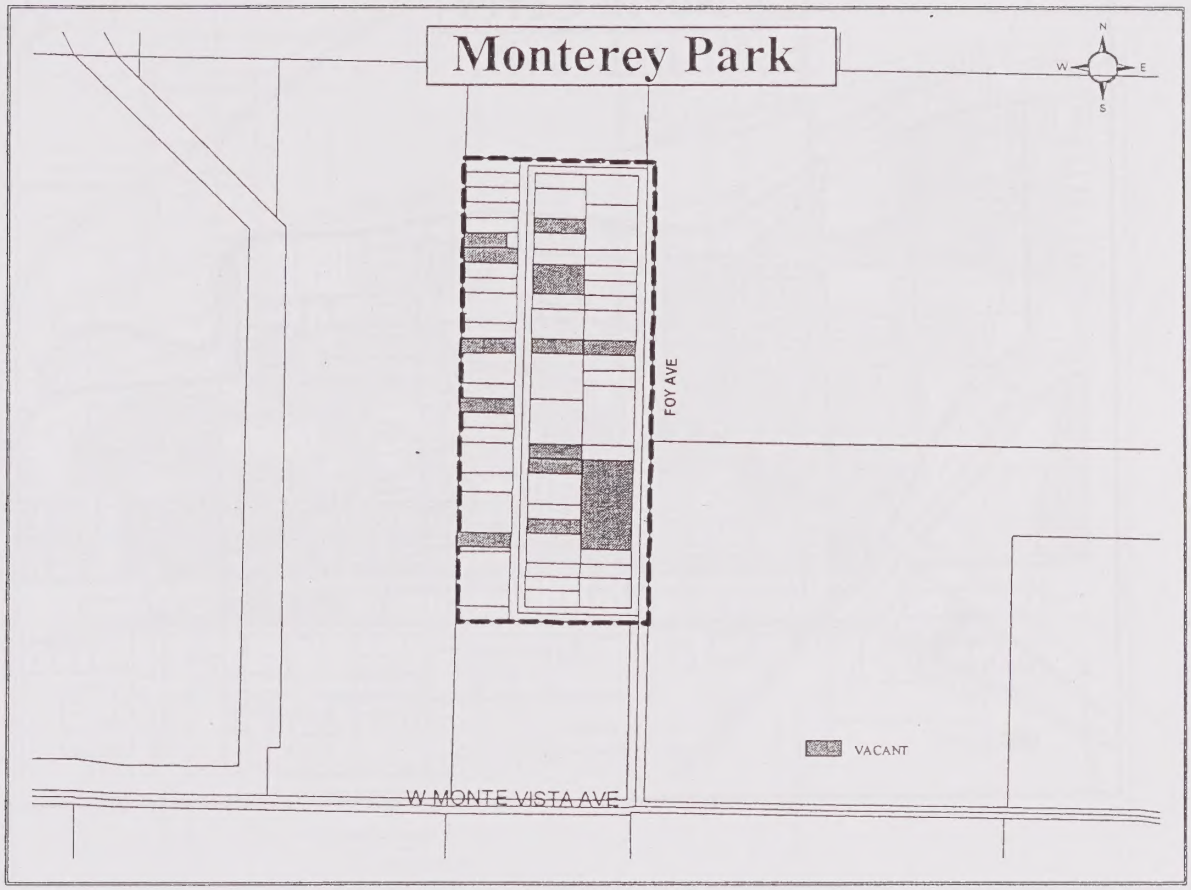
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Historical | H-S | 2 | 5.41 | --- | water/septic | 2 |
| | | | | | TOTAL | 2 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## LA GRANGE

The entire community of La Grange is designated Historical and zoned HS (Historical Site). Public water is provided by the community service district and sewerage is treated using individual septic systems. Due to the historic character of the community, special building standards are instituted to ensure that development is compatible.

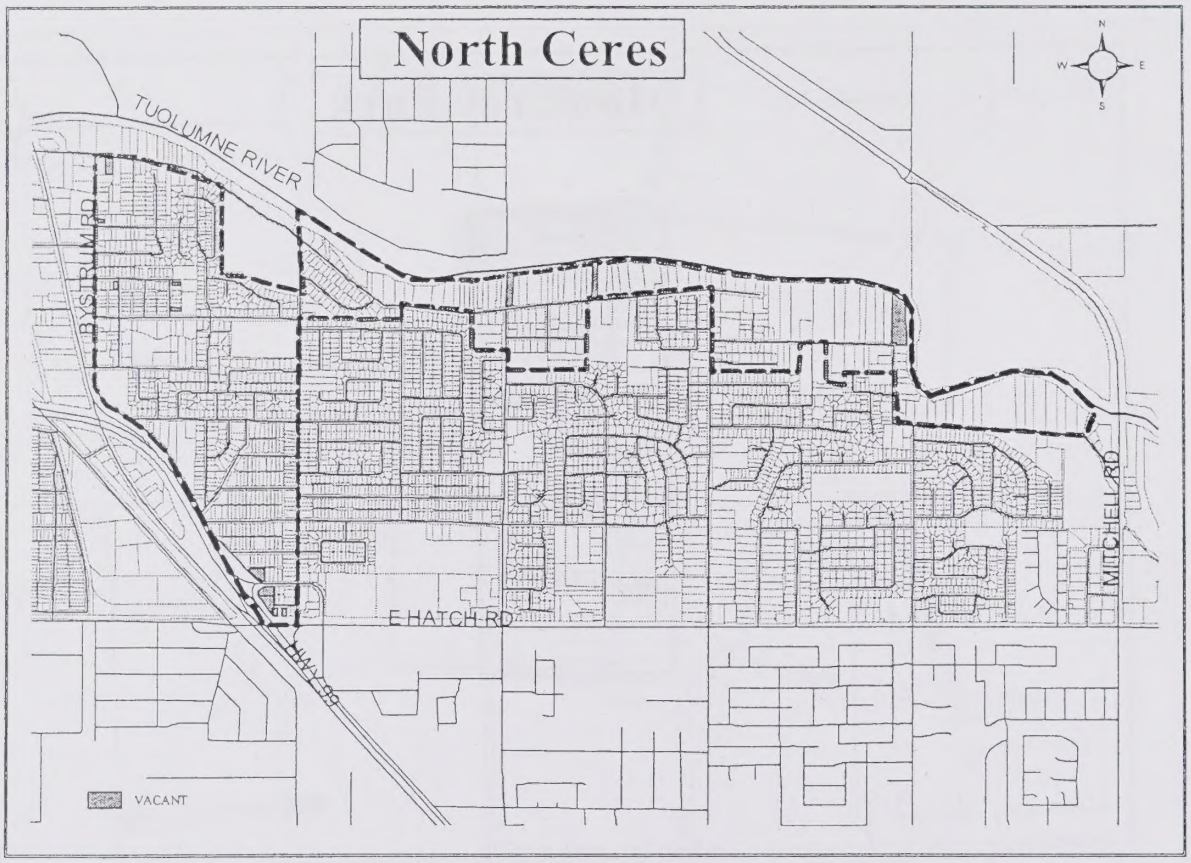
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Historical | H-S | 1 | 1.87 | --- | water/septic | 1 |
| | | | | | TOTAL | 1 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## MONTEREY PARK TRACT

Monterey Park Tract can accommodate 18 more dwelling units on existing vacant parcels. Public water is provided by the community service district and sewerage is treated using individual septic systems.

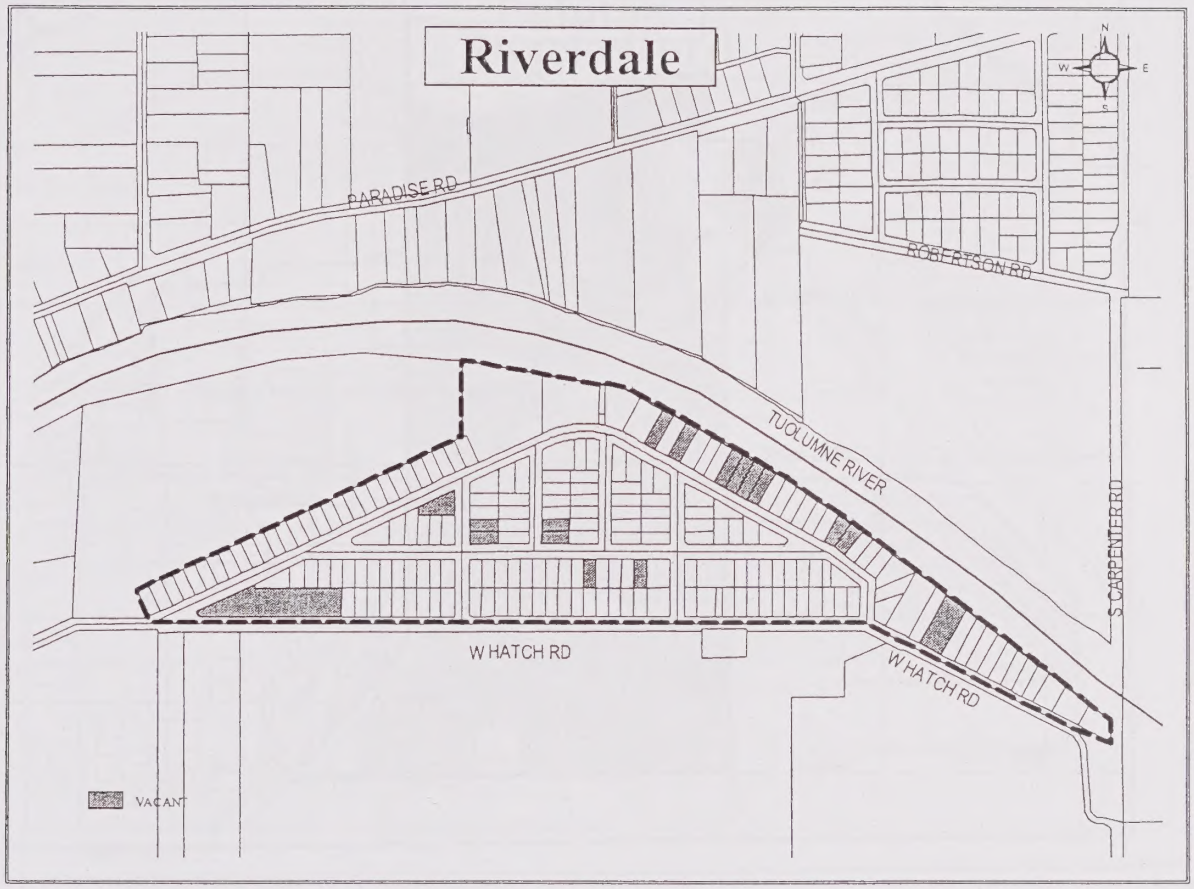
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Agriculture | A-2 | 13 | 4.29 | 0-2units/parcel | water/septic | 18 |
| | | | | | TOTAL | 18 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## NORTH CERES

North Ceres is an urbanized area adjacent to the northern boundary of the City of Ceres. The opportunity for development is limited to the inventory of vacant parcels. Water service is provided by both the cities of Modesto and Ceres, and sewer service by individual septic systems.

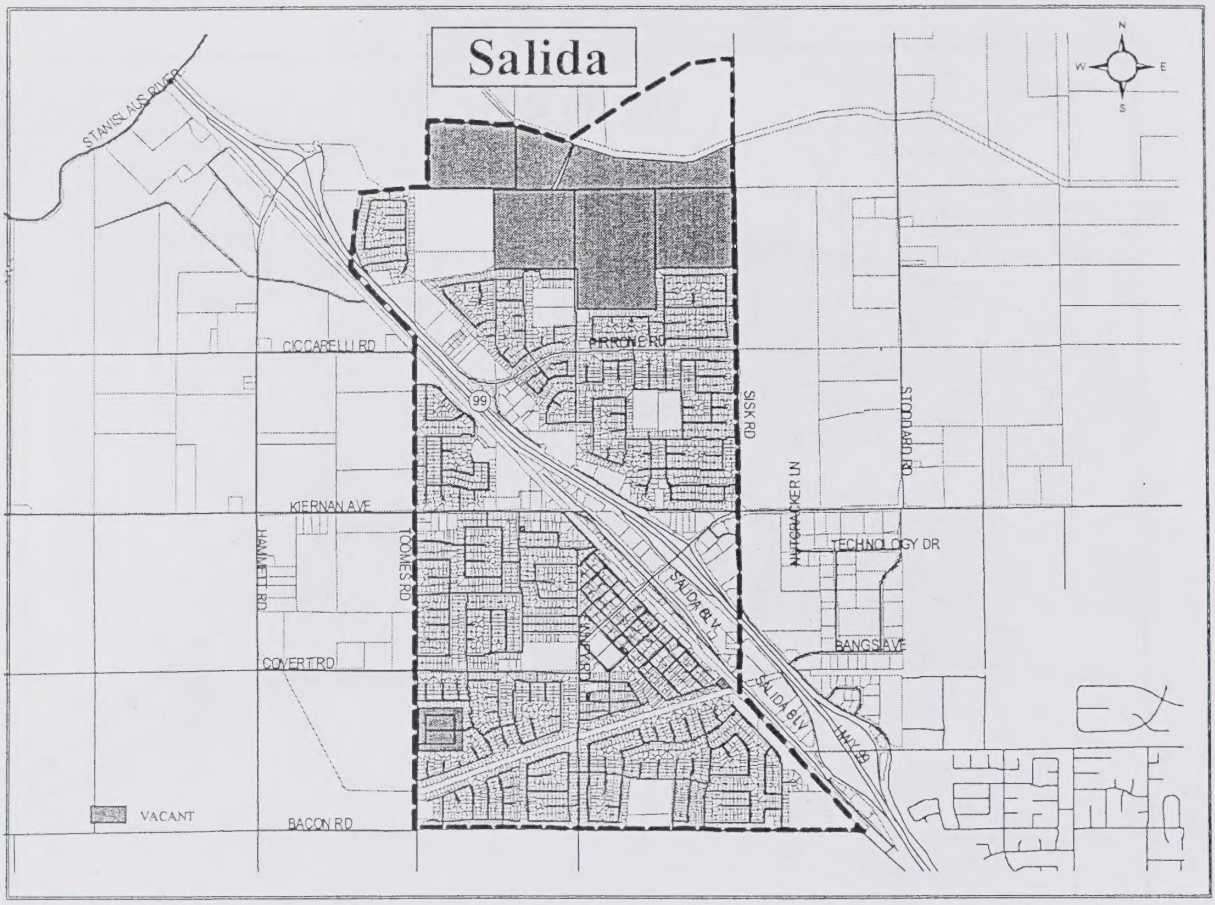
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 2 | 2 | 0-4 units/acre | water/septic | 2 |
| Low Density | R-1 | 3 | 1 | 0-5 units/acre | water/septic | 3 |
| Medium Density | R-3 | 2 | 1 | 0-14units/acre | water/septic | 2 |
| Commercial | H-1 | 1 | 1 | 0-25units/acre | water/septic | 1 |
| Agriculture | A-2 | 1 | 4 | 0-2units/parcel | water/septic | 1 |
| Commercial | C-1 | 4 | 1.5 | --- | water/septic | 4 |
| | | | | | TOTAL | 13 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## RIVERDALE PARK TRACT

Riverdale Park Tract has a community service district that serves the area with water. Individual septic systems are used for the treatment of sewerage. The County and Habitat for Humanity/Stanislaus is partnering in the development of the in-fill parcels within this neighborhood.

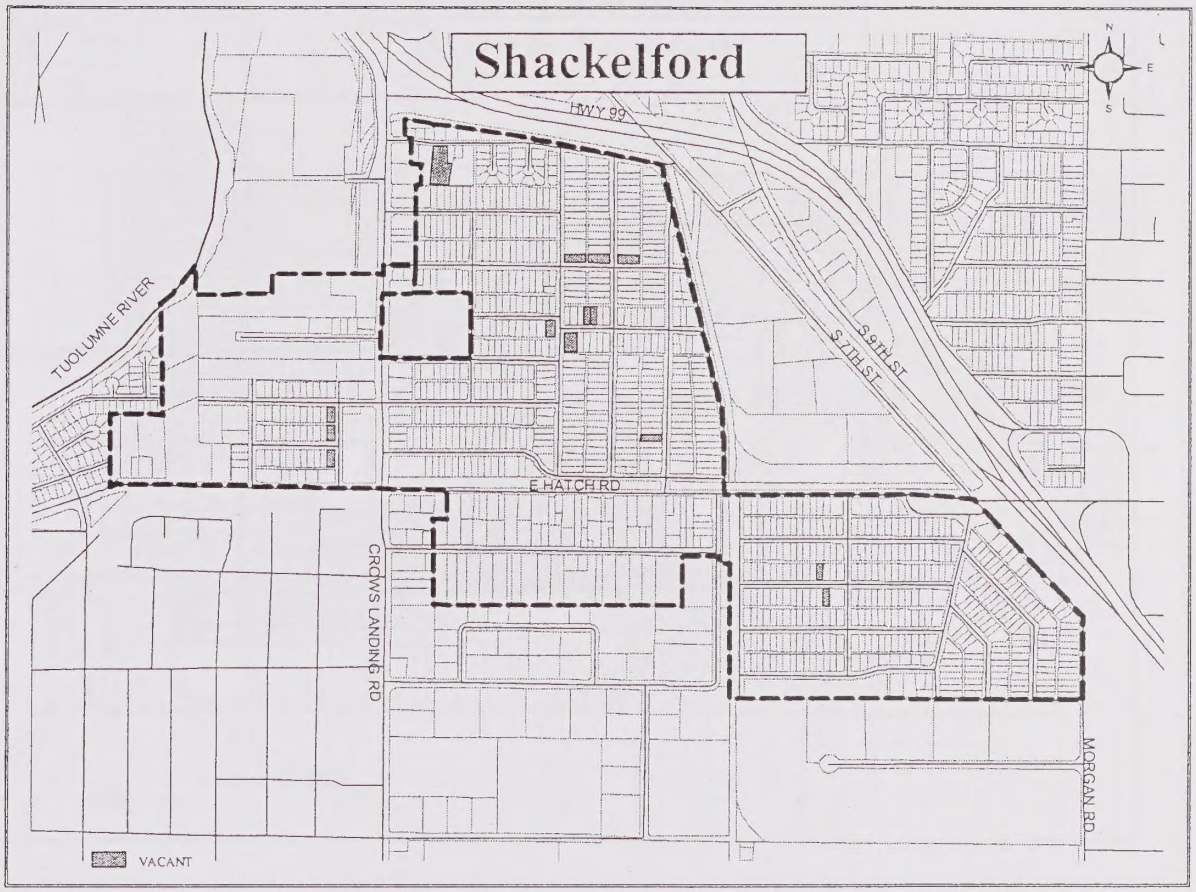
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 11 | 2.99 | --- | water/septic | 12 |
| | | | | | TOTAL | 12 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## SALIDA

Salida continues to be a growing community. With extensive areas approved for Planned Development during the last decade, the community has reached an approximate population of 14,000. The community services district, as well as project proponents and Stanislaus County are currently processing a development proposal that includes area for 1,193 dwelling units. This project should come online prior to the end of the planning period. The older portion of Salida is within the Stanislaus County Redevelopment Project .

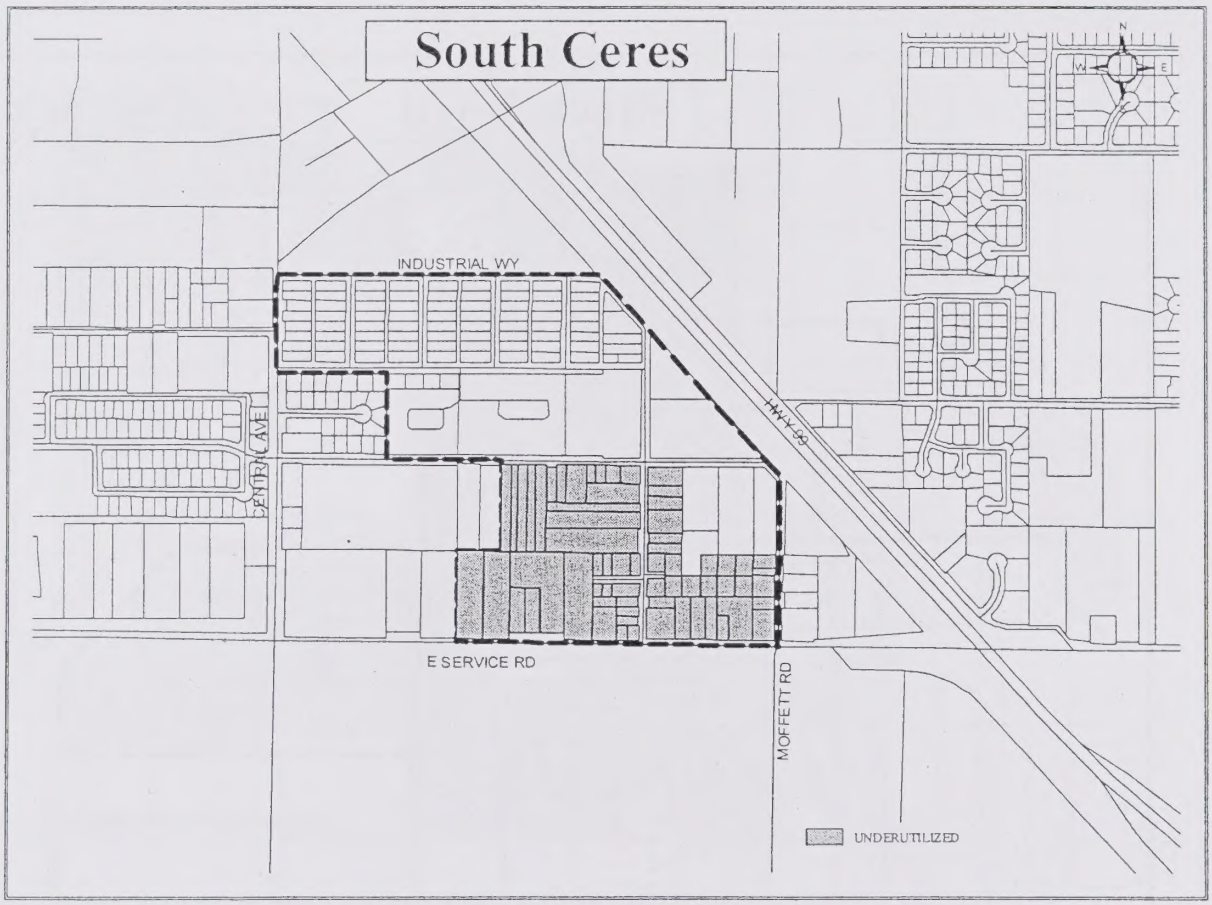
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| P-D | P-D | 1 | 12.03 | 0-5 units/acre | water/sewer | 66 |
| Agriculture | A-2 | 6 | 267.14 | 0-6 units/acre | water/sewer | 1,193 |
| | | | | | TOTAL | 1,259 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## SHACKELFORD NEIGHBORHOOD

The Shackelford Neighborhood is an adjacent residential area to the City of Modesto. It receives its water service from the City. The Stanislaus County Redevelopment Agency and the County have constructed sewer and other surface infrastructure in the neighborhood. The sewer line will ultimately be connected to the sanitary sewer service system operated by the City of Modesto. Once connected, it is estimated that 25% of the properties that will be served with both public water and sewer will develop second residential units. This estimate is based on the experience from a like project. This projection is tabulated separately in the chart below.

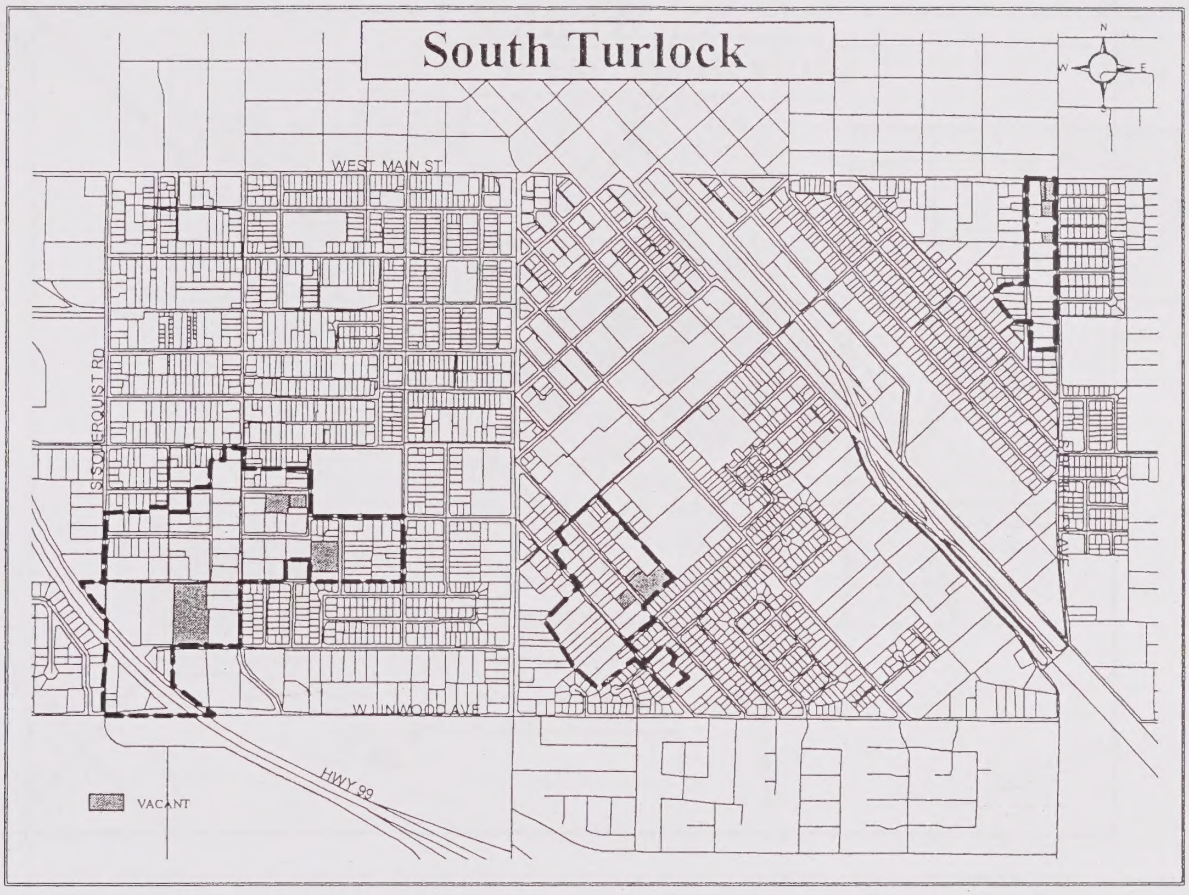
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Medium Density | R-3 | 9 | 2.8 | 0-14 units/acre | water/sewer | 73 |
| Medium Density | R-3 | 456 | 118 | 0-14 units/acre | water/sewer | 114 |
| | | | | | TOTAL | 187 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## SOUTH CERES

South Ceres is an unincorporated neighborhood adjacent to the south boundary of the City of Ceres. It is within the Stanislaus-Ceres Redevelop Commission Project which is a redevelopment partnership between the City of Ceres and Stanislaus County. Currently, the Commission is constructing water and sewer infrastructure that will be connected to the services of the City. It is estimated that once service is available, 25% of the properties with new service will develop second residential units.

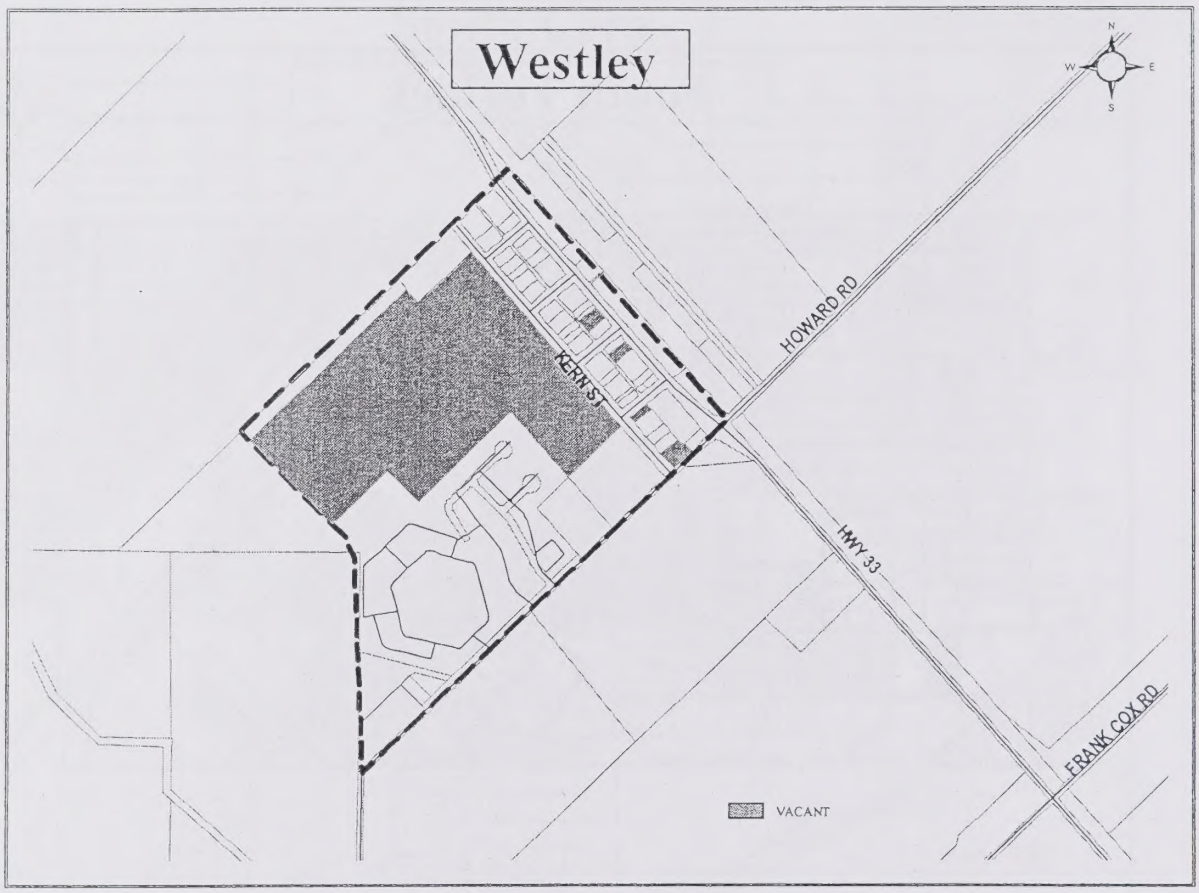
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 68 | 27.88 | 0-4 units/acre | water/sewer | 17 |
| | | | | | TOTAL | 17 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## SOUTH TURLOCK

This area includes lands adjacent to the southern city limits of Turlock. All properties rely on individual septic systems and public water provided by the City. With limited services and the current zoning, development is limited to in-filling of vacant parcels.

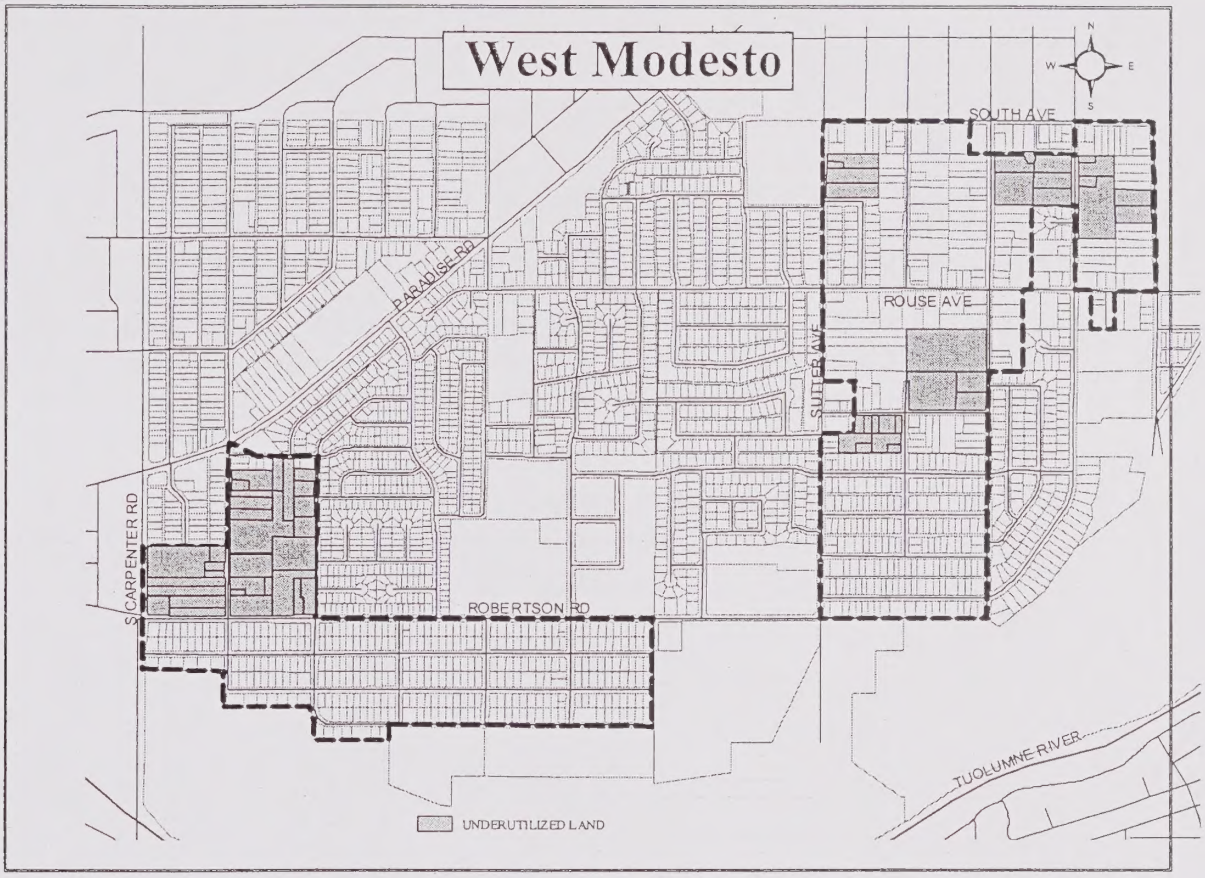
| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Agriculture | A-2 | 11 | 12.25 | 0-2units/parcel | water/septic | 11 |
| | | | | | TOTAL | 11 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## WESTLEY

Westley Community Service District provides the community with water and sewer by contracting with the Stanislaus County Housing Authority. The town is within the Stanislaus County Redevelopment Project. The Agency is negotiating with the property owner of 18.15 acres to develop affordable housing.

| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-1 | 3 | 18.79 | 0-5units/acre | water/sewer | 93 |
| Commercial | H-1 | 2 | 0.61 | 0-25 units/acre | water/sewer | 16 |
| Urban Transition | A-2 | 1 | 33.54 | 0-2units/parcel | well/sewer | 2 |
| | | | | | TOTAL | 111 |




## RESIDENTIAL DEVELOPMENT POTENTIAL
## WEST MODESTO

West Modesto is an area that lacks the infrastructure to develop at the maximum density that current zoning would allow. It does, however, have water service provided by the City of Modesto. Currently, there is a coalition of public and private agencies, as well as neighborhood citizens to develop a strategy to respond to the needs of the area. This strategy will be submitted in application form to the federal Department of Justice for a Weed and Seed Grant. Once funded, both jurisdictions, City and County will implement programs and projects over the course of the next few years.

| General Plan Designation | Zoning | Number of Parcels | Number of Acres | Density Range | Availability of Services | D.U. Capacity |
|---|---|---|---|---|---|---|
| Low Density | R-A | 24 | 24.03 | 0-4 units/acre | water/sewer | 98 |
| Low Density | R-1 | 4 | 3.31 | 0-5units/acre | water/sewer | 21 |
| Medium Density | R-2 | 12 | 11.69 | 0-14 units/acre | water/sewer | 163 |
| Medium High | R-3 | 10 | 3.24 | 0-25 units/acre | water/sewer | 81 |
| | | | | | TOTAL | 363 |

See Table V-2, Summary of Residential Development Potential in Unincorporated Territory and Communities of Stanislaus County.

## *INVENTORY OF LANDS FOR RESIDENTIAL DEVELOPMENT*

### Residential Densities

Residential development in unincorporated Stanislaus County traditionally has been low-density, single-family development. Even projects developed under P-D (Planned Development) standards, which allow flexibility in lot sizes and potentially higher densities, have tended to average four to five dwelling units per acre. However, negotiations with proponents of new development include greater densities to achieve maximum affordability.

TABLE V-2
SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL
UNINCORPORATED STANISLAUS COUNTY
2003

| Zone | Number of Parcels | Number of Acres | D.U. Capacity |
|---|---|---|---|
| R-A | 238 | 243.82 | 293 |
| R-1 | 62 | 200.05 | 1,069 |
| R-2 | 15 | 20.81 | 289 |
| R-3 | 23 | 12.13 | 283 |
| A-2 | 64 | 439.80 | 1,358 |
| H-S | 3 | 7.28 | 3 |
| H-1 | 14 | 13.55 | 320 |
| P-D | 63 | 241.43 | 567 |
| C-2 | 1 | 0.69 | 1 |
| C-1 | 4 | 1.50 | 4 |
| TOTAL | 487 | 1,181.06 | 4,187 |

Source: Residential Development Potential in Unincorporated Stanislaus County, 2003.

TABLE V-3
DENSITIES OF MAJOR RESIDENTIAL PROJECTS
Unincorporated Stanislaus County, 1995-2000

| Name of Project | General Location | Date T.M. Approved | G.P./Zone | Acres | Dwelling Units | D. U. Per Acre |
|---|---|---|---|---|---|---|
| Gold Valley | Salida | February 1996 | P-D/P-D | 8.2 | 64 | 7.8 |
| Oakmore Estates | E. Oakdale | April 1997 | LDR/R-A | 19.4 | 29 | 1.5 |
| Diablo Grande | Westside | December 1999 | SP. PL./A-2-160 | 200.0 | 313 | 1.6 |
| Signature Development | Keyes | September 2000 | MDR/R-2 | 5.15 | 27 | 5.2 |
| Vella Estates No. 5 | Salida | December 1997 | P-D/P-D | 10.4 | 51 | 4.9 |
| Pirrone Estates | Salida | August 1997 | P-D/P-D | 10.0 | 22 | 2.2 |
| La Quinta Manor | E. Oakdale | June 1998 | LDR/R-A | 11.3 | 17 | 1.5 |
| Vella Estates No. 6 | Salida | October 1998 | P-D/P-D | 10.1 | 50 | 5.0 |
| Hendrick | E. Oakdale | December 1998 | LDR/R-A | 10.0 | 8 | 0.8 |
| Hunter Hills | E. Oakdale | April 1999 | LDR/R-A | 8.8 | 15 | 1.7 |
| Sun Ray Estates | Keyes | September 2000 | LDR/R-1 | 86.6 | 391 | 4.5 |
| Arbor Valley | Salida | April 2000 | LDR/R-1 | 38.1 | 222 | 5.8 |
| Naranjo Estates | Denair | April 2000 | P-D/P-D | 9.5 | 48 | 4.4 |
| Astoria Sound | Salida | April 2000 | P-D/P-D | 11.7 | 55 | 4.7 |
| Tuolumne Meadows | Denair | April 2000 | P-D/P-D | 46.0 | 175 | 3.8 |
| Runyan Country Estates | Denair | April 2000 | P-D/P-D | 10.0 | 20 | 0.5 |
| Monte Vista Meadows | Denair | April 2000 | P-D/P-D | 20.0 | 80 | 4.0 |

Source: Stanislaus County Planning Department

Analysis of Major Projects

Table V-3 shows the General Plan designations, zoning and building densities of major residential projects approved by Stanislaus County from 1995 to 2000. Densities range from 7.8 dwellings per acre in Gold Valley to .5 dwellings per acre in Runyan Country Estates.

All of the projects listed in Table V-3 have General Plan designations of LDR (Low-Density Residential) or P-D (Planned Development). As stated in the Land Use Element of the General Plan, the LDR designation is intended primarily for single-family homes, including manufactured housing; semidetached dwellings are also consistent with this designation. Residential building density, when served by public water and sewer facilities, is 0-8 units per net acre. For areas not served by public water and sewer, density is 0-2 units per net acre. Under the P-D designation, building density is determined by the community plan (e.g., Salida, Denair) or on an individual basis, depending on the nature and location of the proposed planned development.

Consistent with the LDR and P-D designations, the projects are zoned R-A (Rural Residential), R-1 (Single-Family Residential) or P-D (Planned Development). For development served by public water and sewer facilities, minimum lot sizes are 8,000 square feet in the R-A zone and 5,000 square feet in the R-1 zone; maximum densities are 4.4 and 5.8 dwelling units per acre, respectively, after allowing 20% of gross acreage for streets. Minimum lot sizes and building densities in the P-D zone are established by the community plan or the approved development plan.

Adequacy of Sites for Lower-Income Housing

Table V-4 identifies areas to accommodate Stanislaus County's allocated need for new construction of lower- income housing. It is estimated that 1,551 lower-income housing units can be accommodated to meet the allocated need of 1,551 units. Of the total 1,551 units that can be accommodated, 1,006 are multi-family units; 536 are accessory units; and 9 are single-family units. Stanislaus County continually works with other agencies interested in the provision of single family, affordable housing. To this end, it is appropriate to include a quantity of units allocated to the lower income population. Our local capacity to achieve construction of single family housing for lower income households has increased due to our CDBG and HOME Entitlement designation, as well as our partnerships with non-profit agencies (e.g. Habitat, Self-Help) and programs such as First Time Homebuyer and Mortgage Credit Certificates. The location of sites for each type of housing units is discussed below.

Multi-family units

Based on the County's inventory of residential development potential, there is vacant land in the unincorporated communities of Denair, Keyes, Salida and Westley, as well as adjacent unincorporated neighborhoods of West Modesto to accommodate a total of 1,006 units of multi-family housing. Of the total 1,006 units, 289 units can be accommodated in R-2 zones, 397 units in R-3 zones, and another 320 units in H-1 zones.

Under the Stanislaus County Zoning Ordinance, multi-family projects can be developed by right in R-3; apartment buildings require a use permit in R-2 and H-1 zones.

| TABLE V-4<br>SITES TO ACCOMMODATE STANISLAUS COUNTY'S ALLOCATED NEED FOR NEW CONSTRUCTION OF LOWER INCOME HOUSING<br>Allocated Need: 1,551 units | | |
|---|---|---|
| Type of housing | Zone - Acreage | Dwelling unit capacity |
| Multi-family units | R-2 20.81<br>R-3 204.24<br>H-1 13.55 | 289<br>283<br>320 |
| Accessory units | Shackelford (25% of primary units) | 114 |
| | South Ceres (25% of primary units) | 17 |
| | Accessory mobile homes for farm workers or disabled family members throughout unincorporated Stanislaus County | 405 |
| Single-family | R-1 New and In-fill | 123 |
| TOTAL LOWER-INCOME HOUSING UNITS ACCOMMODATED | | 1,551 |

Accessory Units

Having recently completed construction of a sewer collection and transfer system in an unincorporated neighborhood of 456 lower income households, these properties are now eligible to construct accessory units. It is reasonably projected that approximately 25% of the existing primary units will construct accessory units following their connection to the municipal sanitary sewer service system. This was the outcome of installing sewer infrastructure in a nearby neighborhood of 1,250 lower income households. The Redevelopment Agency paid for both the main lines and laterals as well as any fees due by way of connection. Following the installation of the sewer lines and over the course of five years, over 300 properties developed second units. Since this neighborhood consists of lower income households, it is likely that rents relating to these second units will be affordable. Stanislaus County offers a fee deferral for housing developed as affordable. As shown in Table V-4, an estimated 114 second units can be accommodated in the Shackelford Neighborhood. This same infrastructure has been built in South Ceres. Using this same historical percentage, 25% or 17 secondary units are anticipated in this neighborhood.

Accessory mobile homes for farm workers or ill, infirm or aged family members are allowed under Section 21.70.020 of the Stanislaus County Zoning Ordinance. On average, 45 new permits for accessory mobile homes are issued annually. These accessory mobile homes are typically located in the A-2 (General Agriculture) zone. It is projected that 405 permits will be granted during the planning period of the Housing Element.

Because farm labor wage rates are generally very low, and by definition, the ill, infirm and aged mobile home residents cannot work, this housing type is a significant component of very-low and low-income housing in this County.

Housing for farm labor is permitted in the A-2 General Agriculture Zoning District. A use permit application is necessary.

Emergency Shelters and Transitional Housing

Stanislaus County is working closely with the cities of Modesto and Turlock in the acquisition of sites for the purpose of emergency shelter. Currently, the jurisdictions contract with local non-profit agencies for the provision of this service.

The County and the Housing Authority have contracted to purchase property for the purposes of providing transitional housing.

Single-family units purchased through assistance programs

During the previous planning period, a total of 142 very low, low and moderate income households achieved home ownership with assistance from the county's first time homebuyer program. This program continues and forecasts another 73 units will be assisted.

Additionally, the County fully defers its Public Facilities Fees for very low and low-income households, respectively. During the previous planning period, 331 households qualified for fee waiver or deferral. It is projected that an additional 210 households, or units within qualified housing projects will defer the public facilities fee.

Opportunities for subdivision housing during this planning period for lower income households are in the communities of Salida, Keyes and Denair. Stanislaus County is working with Self-Help Enterprises, ACLC, the Stanislaus County Housing Authority, and Habitat for Humanity using redevelopment housing set-aside, HOME and CDBG funds to identify sites. Further, discussions with developers indicate their willingness to partner in allocating a portion of their project for county involvement.

The proposed project in Salida includes an opportunity for 67 units as affordable for lower income households. A developer in Keyes has committed to participate with 15 units of Phase One with affordability as the goal. Habitat for Humanity is increasing its annual capacity to build homes. The amount of single family residences committed in Table V-4 are proposed in areas that historically are inhabited by lower income households.

Programs to Increase Densities

- Ensure that multi-family sites are utilized to their full potential, by establishing minimum densities for some of its General Plan designations and zones. For example, areas designated medium-high density residential and zoned R-3 allow 0 to 25 dwelling units per acre. Although the maximum is high enough to allow the production of multi-family units, there is no minimum density to ensure that they are in fact used for higher density residential development. (See Program 4-5 for proposed minimum residential densities.)

- Encourage the production of housing affordable to low-income households. The County conducts Community Plan updates periodically to reflect the needs for housing and through that process designates additional sites for multi-family residential use. Recent plan updates include the communities of Denair, Keyes, and Salida, each of which have public water and sewer service capacity available. (See Program 4-1)

- Enable the development of existing sites designated for multi-family housing by working with Community Services Districts, the Municipal Advisory Councils (MACs) and other concerned organizations or individuals to facilitate expansion of the community's public infrastructure.

- The County continues to pursue sources of funding for infrastructure improvements to provide public sewer and water systems that will support higher-density, multi-family housing in existing unincorporated communities.

Multi-Family Projects Can Be Developed

With a strong tradition of low-density, single-family development, Stanislaus County has had little demand for, or experience with, the development of multi-family projects affordable to low- and very low-income households. However, it is theoretically possible to develop such multi-family projects, provided there is sufficient local funding available to contribute to the project.

A local builder, Zoslocki Development Co., develops multi-family projects for lower income households. His company could do more in Stanislaus County if a greater block of tax-exempt financing was allocated to the Central Valley.

The county is partnering with other jurisdictions and agencies when opportunities arise regarding the development of multi-family housing.

A senior citizen housing complex in the City of Turlock is in the development stages currently. The property has been purchased and a developer has been selected. The County has pledged Home Investment Partnership (HOME) funds to this project.

A multi-family project is being planned in the City of Patterson. Again, the County will pledge HOME funds along with resources from the City and the Stanislaus County Housing Authority.

## C. ENERGY CONSERVATION MEASURES

It is important to reduce housing utility costs and high energy consumption through energy-efficient housing and retrofitting programs. The County has addressed and will continue to focus on energy conservation measures even with the existence of comparatively mild climatic features.

### *PROMOTION OF ENERGY CONSERVATION BY LOCAL PUBLIC AND PRIVATE ORGANIZATIONS*

The Pacific Gas and Electric (P.G.& E.) Company, Modesto Irrigation District (MID) and Turlock Irrigation District (TID) are the three major utility companies serving the Stanislaus County area. These companies promote energy conservation and have implemented programs to inform customers of home energy saving techniques. PG&E offers a free weatherization program to qualified low-income homeowners.

The MID conducts home energy audits for interested residents. The district has an air conditioning load management program. To encourage the public to weatherproof their homes, thereby decreasing heating and cooling costs, PG&E and MID offer a loan program for customers to make such improvements possible. The utility companies also provide printed material to promote energy conservation.

### *STANISLAUS COUNTY'S CURRENT PROGRAM*

The County promotes energy conservation through Section 20.52.250 of the Stanislaus County Subdivision Ordinance, requiring that to the extent feasible, subdivisions shall be designed to provide passive or natural heating and cooling opportunities. The County Zoning Ordinance also allows for the installation and use of wind generators or windmills with no height restrictions in A-2 zoned property and a 35-foot height limitation in RA zoned areas.

### *NEW POLICIES AND PROGRAMS TO BE IMPLEMENTED IN STANISLAUS COUNTY*

Stanislaus County realizes the importance for continued programs in the planning, creation and implementation of new policies to meet new innovations in energy-saving technology and to preserve natural resources. The County will continue to investigate new innovations in energy-saving technology and will make appropriate recommended changes to its Zoning Ordinance.

## TABLE V-5
## VACANT AND UNDERUTILIZED
## LAND INVENTORY

| PARCEL NO. | ZONE | SIZE IN ACRES | VACANT | UNDERUTILIZED | D.U./ACRE FACTOR | CAPACITY |
|---|---|---|---|---|---|---|
| **BRET HARTE (see map, page 58)** | | | | | | |
| 056-36-36 | R-1 | 2.29 | X | | 5 | 12 |
| 056-35-01 | " | 5.59 | X | | " | 28 |
| 056-34-01 | " | 5.09 | X | | " | 24 |
| 056-33-49 | " | 7.01 | X | | " | 36 |
| 056-32-69 | " | 4.45 | X | | " | 24 |
| 056-40-24 | " | 0.15 | X | | " | 1 |
| 056-42-30 | " | 0.16 | X | | " | 1 |
| 056-44-06 | " | 0.13 | X | | " | 1 |
| 056-45-15 | " | 0.22 | X | | " | 1 |
| 056-47-42 | " | 0.17 | X | | " | 1 |
| 056-47-48 | " | 0.21 | X | | " | 1 |
| 056-24-38 | " | 0.19 | X | | " | 1 |
| 056-21-25 | " | 0.14 | X | | " | 1 |
| 056-21-02 | " | 0.14 | X | | " | 1 |
| 056-14-04 | " | 0.30 | X | | " | 1 |
| 056-13-01 | " | 0.16 | X | | " | 1 |
| 056-12-70 | " | 0.29 | X | | " | 1 |
| 056-11-37 | " | 0.13 | X | | " | 1 |
| 056-11-38 | " | 0.16 | X | | " | 1 |
| 056-11-22 | R-1 | 0.17 | X | | 5 | 1 |
| **COWAN TRACT (see map, page 59)** | | | | | | |
| 041-55-11 | P-D | 0.86 | X | | 1 UNIT/PARCEL | 1 |
| 041-55-14 | " | 0.42 | X | | " | 1 |
| 041-55-15 | " | 0.42 | X | | " | 1 |
| 041-56-36 | P-D | 0.85 | X | | 1 UNIT/PARCEL | 1 |
| **CROWS LANDING (see map, page 60)** | | | | | | |
| 027-07-16 | R-A | 0.15 | X | | 1 UNIT/PARCEL | 1 |
| 027-14-01 | " | 0.32 | X | | " | 1 |
| 027-12-48 | " | 0.33 | X | | " | 1 |
| 027-12-49 | " | 0.16 | X | | " | 1 |
| 027-13-10 | R-A | 0.33 | X | | 1 UNIT/PARCEL | 1 |

| | | | | | | |
|---|---|---|---|---|---|---|
| CROWS LANDING CONT'D | | | | | | |
| 027-13-04 | C-2 | 0.69 | X | | 1 UNIT/PARCEL | 1 |
| 027-15-32 | A-2 | 0.71 | X | | I UNIT/PARCEL | 1 |
| DEL RIO (see map, page 61) | | | | | | |
| 004-75-44 | R-A | 41.55 | X | | 1 | 43 |
| 004-59-61 | " | 2.88 | X | | " | 3 |
| 004-59-55 | " | 2.53 | X | | " | 3 |
| 004-59-44 | " | 4.21 | X | | " | 5 |
| 004-87-06 thru 004-87-11 | " | 6 parcels 0.45 avg | X | | I UNIT/PARCEL | 6 |
| 004-87-13 thru 004-87-31 | " | 19 parcels 0.45 avg | X | | " | 19 |
| 004-87-38 thru 004-87-42 | " | 5 parcels 0.45 avg | X | | " | 5 |
| 004-87-57 thru 004-87-59 | " | 3 parcels 0.45 avg | X | | " | 3 |
| 004-87-75 thru 004-87-78 | " | 4 parcels 0.45 | X | | " | 4 |
| 004-87-80 | " | 0.45 | X | | " | 1 |
| 004-87-82 | " | 0.45 | X | | " | 1 |
| 004-87-84 | " | 0.45 | X | | " | 1 |
| 004-87-63 | " | 0.45 | X | | " | 1 |
| 004-87-71 | R-A | 0.45 | X | | 1 UNIT/PARCEL | 1 |
| 004-01-57 | P-D | 79.8 | X | | PER PD GUIDELINES | 92 |
| 004-92-01 thru 004-92-22 | P-D | 19.1 | X | | " | 22 |
| 004-93-01 thru 004-93-29 | P-D | 25.1 | X | | PER PD GUIDELINES | 29 |
| DENAIR (see map, page 62) | | | | | | |
| 024-12-22 | A-2 | 8.82 | X | | 1-2 UNITS/PARCEL | 1 |
| 024-12-23 | " | 8.79 | X | | " | 1 |
| 024-12-12 | " | 18.90 | X | | " | 2 |
| 024-12-06 | " | 9.93 | X | | " | 1 |
| 024-12-07 | " | 19.99 | X | | " | 2 |
| 024-36-32 | " | 7.08 | X | | " | 1 |
| 024-36-33 | A-2 | 3.25 | X | | 1-2 UNITS/PARCEL | 1 |

| DENAIR CONT'D | | | | | | |
|---|---|---|---|---|---|---|
| 024-26-28 | A-2 | 8.29 | X | | 1-2 UNITS/PARCEL | 1 |
| 024-36-3 | A-2 | 19.83 | X | | 1-2 UNITS/PARCEL | 2 |
| 024-49-11 | P-D | 9.90 | X | | PER PD GUIDELINES | 20 |
| 024-36-05 | " | 19.86 | X | | " | 81 |
| 024-36-10 | " | 20.02 | X | | " | 71 |
| 024-36-27 | " | 26.08 | X | | " | 103 |
| 024-36-30 | P-D | 11.44 | X | | PER PD GUIDELINES | 48 |
| 024-12-16 | R-3 | 4.56 | X | | 20 | 91 |
| 024-32-17 | H-1 | 1.76 | X | | 20 | 35 |
| 024-32-01 | H-1 | 6.00 | X | | 20 | 120 |
| 024-29-21 | R-2 | 2.68 | X | | 12 | 32 |
| 024-29-08 | R-2 | 1.04 | X | | 12 | 12 |
| 024-15-28 | R-A | 1.79 | | X | 2 | 4 |
| 024-15-29 | " | 0.80 | | X | " | 2 |
| 024-15-10 | " | 1.68 | | X | " | 3 |
| 024-15-17 | " | 0.51 | | X | " | 1 |
| 024-17-03 | " | 2.00 | | X | " | 4 |
| 024-17-02 | " | 4.20 | | X | " | 8 |
| 024-17-12 | " | 0.90 | | X | " | 2 |
| 024-17-20 | " | 5.36 | | X | " | 10 |
| 024-16-04 | " | 2.97 | | X | " | 6 |
| 024-16-07 | " | 0.76 | | X | " | 2 |
| 024-20-02 | " | 6.06 | | X | " | 1 |
| 024-24-16 | " | 2.12 | | X | " | 4 |
| 024-24-34 | " | 0.71 | | X | " | 2 |
| 024-55-60 | " | 4.85 | | X | " | 10 |
| 024-24-10 | " | 4.41 | | X | " | 8 |
| 024-25-13 | " | 2.44 | | X | " | 4 |
| 024-25-04 | " | 1.81 | | X | " | 4 |
| 024-53-41 | " | 3.72 | | X | " | 8 |
| 024-50-24 | " | 2.55 | | X | " | 5 |
| 024-50-16 | R-A | 4.06 | | X | 2 | 8 |
| EMPIRE (see map, page 63) | | | | | | |
| 133-05-21 | R-1 | 1.15 | | X | 5 | 5 |

| EMPIRE CONT'D | | | | | | |
|---|---|---|---|---|---|---|
| 133-05-20 | R-1 | 0.92 | | X | 5 | 5 |
| 133-05-19 | " | 0.60 | | X | " | 3 |
| 133-05-18 | " | 0.90 | | X | " | 5 |
| 133-05-17 | " | 0.44 | | X | " | 2 |
| 133-05-16 | R-1 | 2.63 | | X | 5 | 13 |
| 133-06-02 thru 133-06-11 | R-A | 10 parcels 0.95 avg. | | X | 1 | 10 |
| 133-06-20 | " | 0.94 | | X | " | 1 |
| 133-06-21 | " | 0.94 | | X | " | 1 |
| 133-21-17 | " | 0.94 | | X | " | 1 |
| 133-05-08 | " | 0.82 | | X | " | 1 |
| 133-05-10 | " | 0.95 | | X | " | 1 |
| 133-05-12 thru 133-05-14 | " | 3 parcels 0.78 avg | | X | " | 3 |
| 133-17-02 thru 133-17-05 | " | 4 parcels 0.96 | | X | " | 4 |
| 133-17-35 | " | 1.90 | | X | " | 1 |
| 133-19-01 thru 133-19-04 | " | 4 parcels 0.96 avg | | X | " | 4 |
| 133-19-06 thru 133-19-10 | " | 5 parcels 0.95 avg | | X | " | 5 |
| 133-19-36 | " | 0.95 | | X | " | 1 |
| 133-19-37 | " | 0.94 | | X | " | 1 |
| 133-17-22 thru 133-17-25 | " | 4 parcels 1.18 avg | | X | " | 4 |
| 133-17-27 thru 133-17-33 | " | 7 parcels 0.92 avg | | X | " | 7 |
| 133-01-02 thru 133-01-04 | " | 3 parcels 0.87 | | X | " | 3 |
| 133-01-06 thru 133-01-11 | " | 6 parcels 1.10 avg | | X | " | 6 |
| 133-01-14 | R-A | 3.43 | | X | 1 | 1 |
| GRAYSON (see map, page 64) | | | | | | |
| 016-28-02 | R-1 | 0.69 | | X | 5 | 3 |

| | | | | | | |
|---|---|---|---|---|---|---|
| GRAYSON CONT'D | | | | | | |
| 016-27-15 | R-1 | 0.19 | X | | 5 | 1 |
| 016-28-21 | " | 0.17 | X | | " | 1 |
| 016-28-15 | " | 0.52 | | X | " | 2 |
| 016-30-10 | " | 0.17 | X | | " | 1 |
| 016-29-24 | " | 0.52 | | X | " | 1 |
| 016-29-23 | " | 0.34 | X | | " | 2 |
| 016-29-06 | R-1 | 0.17 | X | | 5 | 1 |
| 016-34-05 | H-1 | 1.31 | X | | 16 | 21 |
| HICKMAN (see map, page 65) | | | | | | |
| 019-42-04 | R-1 | 2.35 | | X | 2 | 4 |
| 019-43-05 | R-A | 0.36 | X | | 2 | 1 |
| 019-43-22 | " | 0.36 | X | | " | 1 |
| 019-46-05 | " | 1.19 | X | | " | 2 |
| 019-46-42 | " | 1.14 | X | | " | 2 |
| 019-46-43 | " | 1.02 | X | | " | 2 |
| 019-46-29 | " | 0.88 | X | | " | 1 |
| 019-46-30 | R-A | 0.90 | X | | 2 | 1 |
| 019-44-07 | P-D | 15.55 | X | | PER PD GUIDELINES | 31 |
| 019-46-34,36,37,45,47,54,55,57-60,68,69,71-76 79,80,84 | A-2 | 22 parcels 0.65 avg | X | | I UNIT/PARCEL | 22 |
| KEYES (see map, page 66) | | | | | | |
| 045-16-03 | R-1 | 0.14 | X | | 5 | 1 |
| 045-16-31 | " | 0.17 | X | | " | 1 |
| 045-17-28 | " | 0.13 | X | | " | 1 |
| 045-20-01 | " | 0.29 | X | | " | 1 |
| 045-20-21 | " | 0.18 | X | | " | 1 |
| 045-28-37 | " | 0.36 | X | | " | 1 |
| 045-28-13 | R-1 | 0.16 | X | | 5 | 1 |
| 045-21-29 | R-1-US | 53.73 | X | | 6 | 307 |
| 045-21-34 | " | 43.59 | X | | " | 249 |
| 045-21-03 | " | 8.13 | X | | " | 47 |
| 045-21-09 | R-1-US | 4.91 | X | | 1 | 5 |

| | | | | | | |
|---|---|---|---|---|---|---|
| KEYES CONT'D | | | | | | |
| 045-21-28 | R-1-US | 2.08 | X | | 6 | 12 |
| 045-21-23 | " | 1.15 | X | | " | 7 |
| 045-21-24 | " | 3.45 | X | | " | 20 |
| 045-21-19 | " | 1.03 | X | | " | 5 |
| 045-21-20 | " | 2.04 | X | | " | 12 |
| 045-21-10 | " | 9.43 | X | | " | 54 |
| 045-21-26 | R-1-US | 6.80 | X | | 6 | 39 |
| 045-21-27 | R-2-US | 5.20 | X | | 14 | 73 |
| 045-65-01 | R-3 | 0.53 | X | | 14 | 8 |
| 045-27-13 | H-1 | 0.29 | X | | 25 | 7 |
| 045-27-07 | " | 0.66 | X | | " | 17 |
| 045-29-03 | " | 0.32 | X | | " | 8 |
| 045-29-07 | " | 0.24 | X | | " | 6 |
| 045-30-62 | " | 0.16 | X | | " | 2 |
| 045-30-55 | " | 0.08 | X | | " | 1 |
| 045-30-54 | " | 0.08 | X | | " | 1 |
| 045-33-03 | H-1 | 1.45 | X | | 25 | 34 |
| KNIGHTS FERRY (see map, page 67) | | | | | | |
| 002-39-29 | H-S | 1.89 | X | | I UNIT/PARCEL | 1 |
| 002-39-01 | H-S | 3.52 | X | | I UNIT/PARCEL | 1 |
| LA GRANGE (see map, page 68) | | | | | | |
| 008-26-02 | H-S | 1.87 | X | | I UNIT/PARCEL | 1 |
| MONTEREY PARK (see map, page 69) | | | | | | |
| 022-29-62 | A-2 | 0.19 | X | | 4 | 1 |
| 022-29-63 | " | 0.23 | X | | " | 1 |
| 022-29-68 | " | 0.23 | X | | " | 1 |
| 022-29-75 | " | 0.23 | X | | " | 1 |
| 022-29-53 | " | 0.23 | X | | " | 1 |
| 022-29-31 | " | 0.23 | X | | " | 1 |
| 022-29-28 | " | 0.46 | | X | " | 1 |
| 022-29-25 | " | 0.23 | X | | " | 1 |
| 022-29-22 | " | 0.23 | X | | " | 1 |
| 022-29-21 | " | 0.23 | X | | " | 1 |
| 022-29-18 | A-2 | 0.24 | X | | 4 | 1 |

| | | | | | | |
|---|---|---|---|---|---|---|
| MONTEREY PARK CONT'D | | | | | | |
| 022-29-79 | A-2 | 1.34 | X | | 4 | 6 |
| 022-29-46 | A-2 | 0.22 | X | | 4 | 1 |
| NORTH CERES (see map, page 70) | | | | | | |
| 039-06-13 | A-2 | 2.69 | X | | 1 UNIT/PARCEL | 1 |
| 039-03-10 | R-A | 0.79 | X | | 1 | 1 |
| 038-15-78 | R-A | 0.77 | X | | 1 | 1 |
| 039-03-22 | R-1 | 0.99 | X | | 1 | 1 |
| 038-15-39 | R-1 | 0.13 | X | | 1 | 1 |
| 038-15-22 | R-1 | 0.15 | X | | 1 | 1 |
| 038-08-02 | R-3 | 0.54 | X | | 1 | 1 |
| 038-11-02 | R-3 | 0.13 | X | | 1 | 1 |
| 038-43-56 | H-1 | 0.56 | X | | 1 | 1 |
| 038-44-16 | C-1 | 0.56 | X | | 1 | 1 |
| 038-44-15 | " | 0.63 | X | | " | 1 |
| 038-44-09 | " | 0.16 | X | | " | 1 |
| 038-44-11 | C-1 | 0.15 | X | | 1 | 1 |
| RIVERDALE PARK (see map, page 71) | | | | | | |
| 017-22-67 | R-A | 1.35 | X | | 2 | 2 |
| 017-22-04 | " | 0.25 | X | | " | 1 |
| 017-23-24 | " | 0.14 | X | | " | 1 |
| 017-23-28 | " | 0.14 | X | | " | 1 |
| 017-23-26 | " | 0.13 | X | | " | 1 |
| 017-23-30 | " | 0.14 | X | | " | 1 |
| 017-24-14 | " | 0.14 | X | | " | 1 |
| 017-24-10 | " | 0.14 | X | | " | 1 |
| 017-25-72 | " | 0.18 | X | | " | 1 |
| 017-25-83 | " | 0.20 | X | | " | 1 |
| 017-25-06 | R-A | 0.18 | X | | 2 | 1 |
| SALIDA (see map, page 72) | | | | | | |
| 135-17-03 | P-D | 12.03 | X | | PER PD GUIDELINES | 66 |
| 003-14-13 | A-2 | 50.60 | X | | PER SPECIFIC PLAN | 238 |
| 136-32-01 | " | 59.48 | X | | " | 254 |
| 136-32-08 | " | 16.31 | X | | " | 70 |
| 136-32-09 | A-2 | 34.91 | X | | PER SPECIFIC PLAN | 149 |

| | | | | | | |
|---|---|---|---|---|---|---|
| SALIDA CONT'D | | | | | | |
| 003-20-10 | A-2 | 66.20 | X | | PER SPECIFIC PLAN | 313 |
| 136-08-08 | A-2 | 39.64 | X | | PER SPECIFIC PLAN | 169 |
| SHACKELFORD (see map, page 73) | | | | | | |
| 038-32-03 | R-3 | 0.94 | X | | 20 | 19 |
| 038-35-15 | " | 0.26 | X | | " | 5 |
| 038-35-16 | " | 0.26 | X | | " | 5 |
| 038-35-44 | " | 0.26 | X | | " | 5 |
| 038-36-39 | " | 0.16 | X | | " | 3 |
| 038-36-10 | " | 0.16 | X | | " | 3 |
| 038-37-70 | " | 0.35 | X | | " | 7 |
| 038-30-44 | " | 0.22 | X | | " | 4 |
| 038-37-06 | R-3 | 0.19 | X | | 20 | 4 |
| SOUTH CERES (see map, page 74) | | | | | | |
| 053-35-03 thru 053-35-18 | R-A | 16 parcels 0.49 avg | | X | 2 | 16 |
| 053-36-01 thru 053-36-20 | " | 20 parcels 0.49 avg | | X | " | 20 |
| 053-37-02 thru 053-37-33 | R-A | 32 parcels 0.32 avg | | X | 2 | 32 |
| SOUTH TURLOCK (see map, page 75) | | | | | | |
| 043-27-13 | A-2 | 0.43 | X | | 2 | 1 |
| 043-27-33 | " | 0.19 | X | | " | 1 |
| 043-27-18 | " | 0.50 | X | | " | 1 |
| 043-27-29 | " | 0.28 | X | | " | 1 |
| 043-08-08 | " | 1.95 | X | | " | 1 |
| 043-08-09 | " | 0.22 | X | | " | 1 |
| 043-08-43 | " | 0.53 | X | | " | 1 |
| 050-13-08 | " | 1.87 | X | | " | 1 |
| 050-11-36 | " | 0.51 | X | | " | 1 |
| 050-11-35 | " | 1.01 | X | | " | 1 |
| 050-09-02 | A-2 | 4.76 | X | | " | 1 |
| WESTLEY (see map, page 76) | | | | | | |
| 016-21-11 | A-2 | 33.54 | X | | 2 UNITS/PARCEL | 2 |
| 016-22-14 | R-1 | 0.17 | X | | 5 | 1 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **WESTLEY CONT'D** | | | | | | |
| 016-22-10 | R-1 | 0.47 | X | | 5 | 1 |
| 016-20-15 | R-1 | 18.15 | X | | 5 | 91 |
| 016-22-02 | H-1 | 0.26 | X | | 16 | 4 |
| 016-21-11 | H-1 | 0.35 | X | | 16 | 6 |
| **WEST MODESTO** (see map, page 77) | | | | | | |
| 037-19-09 | R-A | 2.76 | | X | 4 | 11 |
| 037-19-01 | " | 0.38 | | X | " | 2 |
| 037-19-11 | " | 0.21 | | X | " | 1 |
| 037-19-10 | " | 0.21 | | X | " | 1 |
| 037-19-03 | " | 1.03 | | X | " | 4 |
| 037-19-04 | " | 1.04 | | X | " | 4 |
| 037-19-05 | " | 0.97 | | X | " | 4 |
| 037-19-06 | " | 0.75 | | X | " | 3 |
| 037-19-07 | " | 0.61 | | X | " | 2 |
| 037-18-12 | " | 0.96 | | X | " | 4 |
| 037-18-13 | " | 0.27 | | X | " | 1 |
| 037-18-14 | " | 0.40 | | X | " | 2 |
| 037-18-15 | " | 0.70 | | X | " | 3 |
| 037-18-16 | " | 0.65 | | X | " | 3 |
| 037-18-07 | " | 0.53 | | X | " | 2 |
| 037-18-06 | " | 1.01 | | X | " | 4 |
| 037-18-03 | " | 0.45 | | X | " | 2 |
| 037-18-02 | " | 0.45 | | X | " | 2 |
| 037-18-33 | " | 0.62 | | X | " | 2 |
| 037-18-26 | " | 0.65 | | X | " | 3 |
| 037-31-11 | " | 4.90 | | X | " | 20 |
| 037-32-10 | " | 2.74 | | X | " | 11 |
| 037-32-11 | " | 0.93 | | X | " | 4 |
| 037-32-12 | R-A | 0.81 | | X | 4 | 3 |
| 037-30-20 | R-1 | 0.94 | | X | 5 w/25% density | 6 |
| 037-30-18 | " | 1.11 | | X | " | 7 |
| 037-30-17 | " | 1.10 | | X | " | 7 |
| 037-30-19 | R-1 | 0.16 | | X | 5 w/25% density | 1 |
| 037-41-30 | R-2 | 0.20 | | X | 14 | 3 |

| WEST MODESTO CONT'D | | | | | | |
|---|---|---|---|---|---|---|
| 037-41-35 | R-2 | 0.89 | | X | 14 | 12 |
| 037-41-29 | " | 0.28 | | X | " | 4 |
| 037-41-36 | " | 3.02 | | X | " | 42 |
| 037-41-14 | " | 0.89 | | X | " | 12 |
| 037-41-15 | " | 0.88 | | X | " | 12 |
| 037-40-28 | " | 0.76 | | X | " | 11 |
| 037-40-27 | " | 1.86 | | X | " | 26 |
| 037-40-29 | " | 0.23 | | X | " | 3 |
| 037-40-10 | " | 0.88 | | X | " | 12 |
| 037-40-11 | " | 0.90 | | X | " | 13 |
| 037-40-12 | R-2 | 0.90 | | X | 14 | 13 |
| 037-32-47 | R-3 | 0.73 | | X | 25 | 18 |
| 037-32-31 | " | 0.22 | | X | " | 6 |
| 037-32-45 | " | 0.67 | | X | " | 17 |
| 037-32-46 | " | 0.18 | | X | " | 5 |
| 037-32-25 | " | 0.17 | | X | " | 4 |
| 037-32-24 | " | 0.25 | | X | " | 6 |
| 037-32-23 | " | 0.20 | | X | " | 5 |
| 037-32-22 | " | 0.21 | | X | " | 5 |
| 037-32-21 | " | 0.40 | | X | " | 10 |
| 037-32-20 | R-3 | 0.21 | | X | 25 | 5 |

# VI. HOUSING PRODUCTION CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in Stanislaus County. A discussion of the County's efforts to remove constraints.

## A. GOVERNMENTAL CONSTRAINTS

Affordable housing is affected by factors in both the private and public sectors. In the public sector, actions by Stanislaus County, as well as by state and federal agencies, can have an impact on the price and availability of housing in the County. However, for the most part, local regulations play a legitimate role in protecting the public's health, safety, and welfare. Following is a discussion of the local regulatory structure, which may have an affect on the development of housing.

### *STATE AND FEDERAL POLICY*

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The County's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities.

### *LAND USE CONTROLS*

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

As one of the top ten agricultural counties in the nation, Stanislaus County is committed to the preservation of agricultural land--the resource base of its leading industry. As a measure of its commitment, Stanislaus County is one of only a handful of California counties that has included an Agricultural Element in its General Plan. Adopted in 1992, the Agricultural Element is a strategic plan to support and enhance local agriculture through the preservation of the County's most productive agricultural lands; the improvement and protection of other resources that support agriculture such as air, water and soil resources; and the implementation of strategies to strengthen the agricultural sector of the economy.

At the same time, Stanislaus County also is committed to the provision of affordable housing for residents of all income groups, as stated in the 1997 Housing Element. The County's commitment to affordable housing is evidenced by its continued efforts to improve infrastructure in existing communities, to rehabilitate housing owned or occupied by lower income households, and to help lower-income families purchase homes. The County also has adequate sites to accommodate the new construction need for lower-income households as documented by its inventory of residential potential in unincorporated communities, as well as, unincorporated neighborhoods of the Modesto-Ceres urban area.

Like any other local jurisdiction, Stanislaus County constantly is involved in the process of balancing competing needs for the conservation and development of its resources. The County's commitment to the preservation of agricultural land is not a constraint to the development of affordable housing, as proven by the County's substantial progress toward meeting its share of regional housing needs.

Stanislaus County Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other similar sized jurisdictions in the State.

TABLE VI-1
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE

| Zone District | Bldg. Height | Yard Setback | | | Minimum Lot Area | Maximum Building Coverage | Parking Spaces |
|---|---|---|---|---|---|---|---|
| | | Front | Side | Rear | | | |
| R-A | 35 ft | 15 ft | 5 ft | 5 ft | 8,000 sf | 40% | 2/DU |
| R-1 | 35 ft | 15 ft | 5 ft | 5 ft | 5,000 sf | 40% | 2/DU |
| R-2 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | 50% | 2/DU |
| R-3 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | 60% | 1.5/DU |
| H-1 | 35 ft | 15 ft | 5 ft | 5 ft | 6,000 sf | NA | 1.5/DU |

The zoning ordinance establishes no minimum requirement for dwelling unit size. Duplexes may be allowed on corner lots in R-A and R-1 zones and on any lot in other residential zones. Mobile homes and second dwelling units are allowed in any residential zone.

In general, the County does not consider its zoning and development standards to be a constraint to development because they set minimum standards necessary to protect the public health, ensure compatibility between adjacent land uses, and maintain and enhance the livability of Stanislaus County. In addition, there is the opportunity to modify such standards through the use of Planned Development (P-D) districts to accommodate projects that are unique or provide special housing arrangements.

*PLANNED DEVELOPMENT DISTRICTS*

The Planned Development (P-D) section of the Stanislaus County Zoning Ordinance provides a zoning mechanism that gives developers increased flexibility in the design of housing projects. In each P-D district, minimum parcel sizes, densities and other development standards such as street widths and parking requirements are established by the individual development plan approved by the Planning Commission and the Board of Supervisors.

The County's policy has been to encourage the use of P-D districts for larger residential projects. One reason for this policy is P-D districts allow the creation of smaller lot sizes than normally allowed under standard residential zoning. Although the residential P-D project approval time is generally somewhat longer than the standard subdivision process, this factor is outweighed by the greater flexibility in development standards, which helps reduce development costs. As a result, the County does not consider its policy to encourage the use of P-Ds to be a constraint to the development of affordable housing; it is in fact an incentive because of its flexibility.

*LOCAL ENTITLEMENT FEES AND EXACTIONS*

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval and, the time required to conduct project review and approval are consistent with that provided by State law. Lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Stanislaus County requires a fee of $2,500 or higher depending on processing time for a general plan amendment. The average cost of a 20-lot subdivision would be $3,428 and a rezone would cost $2,490 Stanislaus County's application fees are based upon a full recuperation of costs associated with the processing of land use applications. It is the County's policy that all development "pay its own way," and not be subsidized by the General Fund. The section of constraints removal explains how the County addresses these constraints for affordable housing.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. A Public Facilities Fee to offset the cost of transportation, public safety, parks, library, and general government is charged to each new housing unit constructed within the unincorporated area. The amount of the fee is determined by the land use type. The per unit fee cost is $9,496.18 for low density residential, $8,125.79 for multi-family residential, and $3,424.62 for senior housing. This fee can be deferred if it can be clearly demonstrated that the housing will be occupied by very low- and low-income households. Therefore, fees are not considered a constraint on the construction of higher density, affordable housing in Stanislaus County.

Since there are numerous fire and school districts within Stanislaus County, and all with an impact fee, averages are presented here. These fees (per square foot average) are $2.59 and $0.34, respectively, and can add significantly to the cost of development, but is consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Building a higher number of smaller units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Larger units can be made available to families, but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

There are concerns that the prevailing wage requirement of SB 975 will adversely impact the production of low income housing in California. By increasing wage costs for builders of low income housing, prevailing wage requirements likely will reduce the number of housing units that can be produced with existing resources.

TABLE VI-2
DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

| Action/Request | Processing Time | Comments |
|---|---|---|
| Environmental Impact Report (Fee: Deposit + Actual Cost) | 6-12 months | Processing and review time limits controlled through CEQA. Accepted by decision making body. |
| General Plan Amendment (Fee: $2,500 + Actual Cost) | 3-5 months | Government Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing before the Planning Commission and Board of Supervisors. |
| Zone Change (Fee: $2,215) | 90-120 days | Requires a public hearing before the Planning Commission and Board of Supervisors. |
| Parcel Map (Fee: $1,260 + $30/lot) | 90-120 days | Approved by Planning Commission. |
| Tentative Map (Fee: $2,828 + $30/lot) | 90-120 days | Requires a public hearing before the Planning Commission. |
| Variance (Fee: $1,750) | 90-120 days | Approved by Planning Commission |
| Conditional Use Permits (Fee: $1,450) | 90-120 days | Requires a public hearing before the Planning Commission |
| Staff Approval Permit (Fee: $250) | 2-4 weeks | Staff Level Review |

In 2000,, SB 520 amended Section 65008 of the Government Code making it a requirement for jurisdictions to analyze potential and actual constraints upon housing for persons with disabilities and to demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled individuals.

Over the last Planning Period, the County has strengthened its partnerships with agencies such as the Disability Resource Agency for Independent Living. It is through such partnerships that the County has been able to comprehensively review ADA regulations and remain in compliance in our Planning, Zoning and Building regulations, policies and procedures.

The County is currently developing an ADA evaluation review process for Zoning, Planning and Building policies to identify potential impediments. Surveys will be distributed to customers at the customer service counter. The surveys will also be available on the department's website. The results will be collected and reviewed annually by an evaluation committee that will be comprised of representatives from the following: the County Planning Department, County Redevelopment Agency, Development Services, and the Disability Resource Agency for Independent Living. Specific actions and work plan to remove any found impediments would be included in the Housing Element.

Stanislaus County makes every effort possible to accommodate individuals with special needs. Any individual with a special need can request reasonable assistance or accommodations over the phone or with the receptionist at the front counter. The department service area also has a customer service counter and meeting rooms designed for access by persons with disabilities. The County is currently working towards implementing a specific process for individuals with special needs for permit processing and other planning and development services.

*PROCESSING AND PERMIT PROCEDURES*

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. In Table VI-2 below, the most common steps in the entitlement process are described. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of Environmental Impact Reports (EIR) are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. Stanislaus County encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. The County continues its efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and/or potential restrictions in the processing of development permits.

The County does not require special building codes or additional levels of review to build, improve, or convert housing for disabled persons. According to state law, requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter. The County uses a standard entitlement process to ensure that facilities are sited and operated in a manner compatible with surrounding land uses.

*BUILDING CODES AND ENFORCEMENT*

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect citizens' health, safety and welfare. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. Stanislaus County does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

Stanislaus County currently uses the adopted 1997 Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. When a project is plan checked, it is reviewed for minimum compliance with the 1997 California Building Codes (CBC). This includes Electrical (1999 NEC), Plumbing (2000 UPC), Mechanical (heating & cooling), (2000 UMC), Structural, Energy Compliance, Non-Structural (building exits, interior environment) and Disabled Access (commercial buildings). The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. These building codes ensure structural integrity and facilitate the County's efforts to maintain a safe housing supply.

The County ensures that plans meet ADA accessibility standards. The County enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of building to accommodate persons with special needs. The County Planning and Community Development Department and Development Services division include the review of ADA compliance as part of their application process. ADA requires new residential buildings consisting of three or more units to incorporate design features including:

1. Accessible public and common use portions
2. Sufficiently wider doors to allow wheelchair access
3. Adaptive design features for the interior of the unit

Development Services currently uses the 1997 edition of the Uniform Building Code (UBC). No unique restrictions are in place for disabled housing, special conditions for disabled housing, or other such regulations that could constrain the development, maintenance or improvement of housing for disabled individuals.

Development standards for housing developments that will serve disabled individuals are the same as those for other residential developments. The standard development requirements are not overly burdensome and do not represent a constraint to the provision of housing for the disabled. Universal Design houses which are fully accessible for persons are allowed under the California Building Code and Uniform Building Code standards.

## ZONING AND LAND USE

State and federal housing laws encourage inclusive living areas, where any individual has the opportunity to find housing suited to their needs. The County Zoning Ordinance permits a range of housing types suitable to special needs groups covered under the use, Residential Care Facilities. Group homes serving six or fewer persons are permitted by right in all residential zones and larger facilities are permitted in all residential zones through the conditional use permit process.

There are other opportunities for making changes to better facilitate the development of housing for persons with special needs. For example, all uses that are not listed within the Zoning ordinance are subject to interpretation by either the Planning and Community Development Director or the County Planning Commission. Many typical housing options for the disabled, including single room occupancy hotels and transitional housing are not defined in the Zoning Ordinance therefore remain open to interpretation. The County may consider updating the Zoning Ordinance to define these types of housing with specific conditions and process required to develop such facilities within the County. This will improve the clarity of the code and ensure that those seeking to provide housing and housing services for the disabled clearly understand the County's zoning and land use policies relating to those uses.

## *ON- AND OFF-SITE IMPROVEMENTS*

For residential projects, the County requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. County streets and roads are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, safety for the driving public, and reduces dust. Roadways are classified by the County according to traffic needs. They are as follows:

- Expressway/4-6 Lanes/110 feet of right-of-way, with left turn median
- Major - 4 lanes, 80-110 feet right-of-way, with left turn median
- Collector - 2 lanes, with a 60-90 foot right-of-way
- Local - 2 lanes, 50-60 foot right-of-way
- Minor - 2 lanes, 50 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through a portion of the Public Facilities Fee, discussed earlier.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Development of and connection to municipal water and sewer services are required as a condition of approving subdivision maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

*REASONABLE ACCOMMODATIONS*

Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multi-family or single-family housing for the disabled in any residential zone that permits non-designated single- or multi-family housing. Stanislaus County provides rehabilitation grants to disabled persons to improve access and mobility in their homes. The Stanislaus County Housing Authority and the Disability Resource Agency for Independent Living assists the County in this effort.

Stanislaus County offices are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The County will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are "over-the-counter" and processed in the same manner as improvements to any single-family home.

Stanislaus County continually reviews its ordinances, policies, and practices for compliance with fair housing laws. Project Sentinel, a non-profit agency devoted to fair housing, assists Stanislaus County with the implementation of fair housing laws.

All multi-family complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. One parking space is to be provided for each dwelling unit designed for people with disabilities. Stanislaus County works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Stanislaus County permits group homes with six or fewer persons in any residential zone, as well as the agricultural and commercial office districts, without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. The development of group homes is, therefore, a market issue, not a jurisdictional issue.

Stanislaus County holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment request for the establishment of a state-licensed group home, regardless of size. The zoning ordinance was amended to state that state-licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.

There are no special conditions for group homes that also provide services, such as counseling, if there will be six persons or less in residence, or if the larger facility is located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process outlined above.

Both the Federal Fair Housing and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation in their land use regulations and practices when such accommodations may be necessary to afford disabled persons an equal opportunity to housing. Most typical requests for reasonable accommodations relate to relaxing development standards to accommodate a ramp or location of parking. The County currently does not have a formal procedure for reasonable accommodation requests and processes such as requests at the staff level. There has not been any known cases where existing procedures have been inadequate.

## B. NON GOVERNMENTAL CONSTRAINTS

The high cost of renting or buying adequate housing is the primary ongoing restraint to providing affordable housing. Construction costs, land costs, labor costs, market financing constraints and interest rates are all contributing factors that can lead to the decrease in the availability of affordable housing.

The ability to address the underserved needs of the citizens of Stanislaus County is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels. Stanislaus County offers grant funds through its Community Development Block Grant program to agencies that provide such services.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important roles in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

### *FINANCING COSTS*

The costs of financing residential development is, to a great extent, dependent on national economic trends and policy decisions. Interest rates for residential development, such as construction loans and permanent financing, are tied to the private market and fluctuate depending on the prime rate or other market indicators. In addition to interest rates, loan terms and conditions can vary and are affected by the availability of funds both in the primary and secondary loan markets.

Currently, mortgage rates are at a record low (January, 2003). The rates available for a 30-year fixed term are hovering around six (6%) percent. Adjustable rate mortgages are still available, but are not being used to the extent that they were when fixed rates were higher. Interest rates do not include lender fees. These fees can be as much as one to three percentage points of the actual loan amount.

Interest rates are an important factor in residential financing because, as interest rates increase, more potential home buyers are excluded from the market. For example, a $125,000 fixed rate, 30-year mortgage at 6%, requires a $749 monthly payment, while the payment on the same mortgage at 7% is $831, a difference of $82. This is a significant amount for a lower income household that needs to stretch every dollar. Therefore, a mortgage at a lower interest rate can be the deciding factor in whether a home buyer qualifies for a loan.

*FIRST TIME HOMEBUYER*

In order to assist very low- and low-income households purchase their first home, the Stanislaus County Redevelopment Agency and Stanislaus County has implemented a First Time Home Buyer Program. This program utilizes housing set-aside funds from the Agency and Home Partnership Investment Program funds from the County to provide deferred loans to eligible first-time home buyers for closing costs and down payment assistance.

The median sales price for a single-family home in Stanislaus County is right at $200,000. Using a conventional mortgage rate of 6.5 percent, and a down payment of 5 percent, a 30-year loan of $140,000 would require a monthly payment (including principle, interest, taxes, insurance, utilities) of $885 or an annual income of $35,400 assuming that 30 percent of income is paid towards the net monthly payment. See Table VI-3 (Homebuyer's Assistance Comparison).

According to the County's first time homebuyer program, a qualifying household must be below 80 percent of the Stanislaus County Median Income. For a typical four person household, this income limit is $38,400, which is below the base income needed to purchase a house at the median rent with the current first time homebuyer program. This household would only be able to afford a home price of $200,000 or less.

TABLE VI-3
HOMEBUYER ASSISTANCE COMPARISON

| House Price | Closing Costs | HOME Assistance | Buyer Down-payment | Loan Amount | Monthly Payment | Required Income | |
|---|---|---|---|---|---|---|---|
| | | | | | | Monthly | Yearly |
| 200,000 | 4,000 | None | 5% | 190,000 | 1,200 | 4,000 | 35,400 |
| 200,000 | 4,000 | 50,000 | 5% | 140,000 | 885 | 2,950 | 35,400 |

**Based on 6.5% Interest Rate**

*LAND COSTS*

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain County approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs of off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

*CONSTRUCTION COSTS*

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Although an average construction cost of $70.00 per square foot for single family units is used, residential construction costs vary greatly depending upon the quality, size, and the materials being used.

Market Expectations. Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedrooms, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to handicapped persons.

## C. CONSTRAINT REMOVAL EFFORTS

Time is money to a developer, and lengthy processing procedures can add to the cost of housing approvals. As a result, the County has taken steps to shorten the process. For example, pre-application conferences between developers and County staff are encouraged during initial developer inquiries. Approval of master plans for model homes in a subdivision allows over-the-counter issuance of building permits for identical units. Concurrent processing of applications (e.g., general plan amendments, zone changes, subdivision maps) also saves time in the approval process. In addition, the Planning Department works closely with the Development Services Division (Building Department) to coordinate permit processing procedures and to ensure reasonably quick and efficient processing of applications.

However, the County's ability to streamline its permit processing procedures is limited by procedures and time frames proscribed by state law, especially regarding the environmental review process. Public review, hearings and notification are not only mandatory, but also require a specific sequence of time periods in which each part of the process is to occur. Without changes in state law, many of the County's processing times cannot be abbreviated.

Although the County's processing and development fee structure accounts for only a fraction of the final costs, cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, Stanislaus County will defer payments of its development fees related to affordable housing projects. In addition, the County's Public Facilities Fees are significantly less for multi-family projects than single-family projects.

In December 1989, Stanislaus County adopted a comprehensive program for the collection of public facilities fees. That fee program is still in place and has recently undergone a review and update to implement an appropriate fee amount based upon construction indexes and to include additional capital categories impacted by new growth.

County-wide fees were established for all new development occurring in Stanislaus County, including development within the nine cities. Additional fees were established for development in unincorporated areas. Under cooperative agreements negotiated with the nine cities, the cities collect county-wide fees for development within city limits and remit the fees to the County; the County collects fees for development in unincorporated areas.

Fees for residential development in unincorporated areas cover allocated costs for the following services provided by the County: animal services, behavioral health, roads, criminal justice, detention, emergency services, library, parks, health, parks and sheriff's protection.

In recognition of the need to promote and encourage the provision of affordable housing, the County instituted policy guidelines that defers fees for very low- and low-income housing units until the unit is first resold; and fees for moderate-income housing are partially deferred until the first resale. (Fees for publicly assisted housing for moderate-income households are 100% deferred.)

The County provides an opportunity for cost reductions to developers through its adopted Density Bonus Ordinance when low and very-low income housing units are proposed. Cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, deferment in development fees, and financial aid from the Redevelopment Agency.

Cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone and the Planned Development (PD) program. For example, the PD residential districts of the zoning code allow design flexibility through, but not limited to, smaller lots, zero lot line, cluster developments, mixed unit types, and high-rise apartments.

*GROWTH MANAGEMENT POLICIES*

There are no growth management policies or restrictions in place in Stanislaus County.

## VII. LOW-INCOME RENTAL UNITS AT RISK OF CONVERSION

Section 65583(a)(8) of the Government Code requires an analysis of existing assisted rental housing developments for low-income residents that are eligible to change to market-rate units during the next ten-year period due to termination of use restrictions. The required analysis includes project name and location, earliest possible date of conversion to non-low-income use, and the total number of elderly and non-elderly units which could be lost from the local low-income housing stock. The analysis shall also include an estimate of the total cost of producing new replacement housing units and an estimated cost of preserving the assisted housing development.

The Stanislaus County Planning Department researched all appropriate resources that would likely list at-risk units and found no at-risk units within the unincorporated area of Stanislaus County; all identified at-risk units were found to be located in incorporated areas. This is based upon data received from the staff of Housing and Community Development (HCD), the Federal Department of Housing and Urban Development (HUD), the California Housing Partnership Corporation, and the California Tax Credit Allocation Committee.

## VIII. EVALUATION OF 1992 HOUSING ELEMENT

The State requires the County to evaluate its 1992 Housing Element according to the following criteria:

- Effectiveness of the element. (A review of the actual results of the earlier element's goals, objectives, policies and programs.)

- Progress in implementation. (An analysis of the significant differences between what was projected or planned in the 1992 element and what was achieved.)

- Appropriateness of goals, objectives and policies. (A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.)

In compliance with these requirements, the following sections review the effectiveness of the 1992 Housing Element, analyze any discrepancies between its quantified objectives and what was actually achieved, and describe how the 2001 Housing Element incorporates what has been learned from the previous element.

*EFFECTIVENESS OF THE 1992 HOUSING ELEMENT*

One measure of the effectiveness of the County's previous housing element is the new residential construction that occurred during the planning period. As shown on Table VIII-1, the County issued 4,450 permits in the years 1992-2000.

**TABLE VIII-1**
**SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY**
**1992 - 2000**

| Construction Type | Number of Units | Percent of Total |
|---|---|---|
| Single-family units | 3,517 | 79.0% |
| Duplex units | 14 | 0.3% |
| Apartment units | 20 | 0.5% |
| Move-in units | 60 | 1.4% |
| Mobile Homes in parks | 330 | 7.4% |
| Mobile Homes on private lots | 509 | 11.4% |
| **Total Construction** | **4,450** | **100.00%** |

Source: Stanislaus County Planning Department

Additional County actions related to or resulting from the 1992 Housing Element include the following:

- County was awarded eight Community Development Block Grants:
  1993 Housing rehabilitation for Grayson, Westley, Monterey Park, Crows Landing

1994 Housing rehabilitation for Salida, Empire La Grange
1995 Sewer connections for 1,100 single family residences experiencing septic system deterioration
1996 Continuation of the above-referenced sewer connection program
1997 Housing rehabilitation for Airport Neighborhood and Riverdale Park
1998 Housing rehabilitation for Bret Harte and Denair
1999 Community Center and conclusion of sewer connection program
2000 Countywide housing rehabilitation

The above success in grant awards has sustained a housing rehabilitation program for nearly ten years. The County is confident that its redevelopment agency and future CDBG funds will continue this program.

- A Minor Home Repair Program was instituted to assist lower income households respond to emergencies relating to housing conditions. This grant program funds repairs for roofs, fire damage, HVAC systems and retrofits for needs of the elderly and disabled. During the 1992-2000 period, thirty (30) households were assisted.

- County established guidelines relative to its public facilities fees to recognize the impact the fees would have on housing affordability. Accordingly, lower income households were eligible for either a full waiver of deferral of the fees. During the 1992-2000 period, sixty-three (63) applications for waiver/deferral were approved relating to single family residences in the unincorporated limits of Stanislaus County. Further, Stanislaus County offers this program to lower income households purchasing homes within the limits of incorporated cities. During this time frame, 268 households applied for and received a waiver/deferral. Multiple-unit complexes (apartments and migrant housing) developed as affordable also were eligible. Five complexes (over 300 units) in four cities and towns used this program to offer the lowest possible rents.

- County began offering down payment assistance to income-eligible households. From 1992 through 2000, 102 households achieved home ownership through this program.

- In 1999, County partnered with a non-profit agency to provide shelter vouchers to homeless persons and families. This ongoing program is recognized as a stop-gap measure until more permanent facilities are found or developed for use as shelters.

- In 1999, County was a founding member of a Housing and Support Services Collaborative. This collaborative is made up of other county agencies, area non-profits, special population service providers, and faith-based organizations that discuss housing issues.

- In 1999, County formed a consortium with the City of Turlock to directly access Home Investment Partnership Program (HOME) funds. The first project sponsored by both consortium members was a senior housing complex in the City of Turlock.

*PROGRESS IN IMPLEMENTATION*

Table VIII-2 analyzes the difference between what was projected or planned as new programs in the 1992 Housing Element and what was actually achieved.

TABLE VIII-2
PROGRESS IN IMPLEMENTATION OF 1992 HOUSING ELEMENT

| 1992 Element Objectives | Results | Explanation of Differences |
|---|---|---|
| 2,206 units constructed | 4,352 units | County experienced impact of higher housing prices in the San Francisco Bay region by buyers willing to commute to jobs. |
| Rehabilitation of 125 units | 87 | CDBG applications approved; increase in material and labor costs. |
| Submit CDBG applications on an annual basis | 8 applications submitted | All applications were successfully funded. |
| Work with Redevelopment Agency in the use of its Housing Set Aside fund | Ongoing | Planning staff actively participates in assisting Agency develop projects relative to affordable housing. |
| Contact lending institutions for use of Community Reinvestment Act funds. | Done | Lending institutions do not have funds to lend per se, but receive institutional credit for serving lower income households. |
| Form a consortium to access HOME funds. | Done | Consortium formed with one city. Other seven cities will join as opportunity arises. |
| Participation in STANCO | Ongoing | Have provided funding to STANCO for purchase of vacant land for infill residential construction. |
| Participate in Community Housing Coalition | Ongoing | County attends Housing Collaborative that advocates housing on a community-wide basis. |
| Prepare a Density Bonus Ordinance | Done | Chapter 21.08.080; Zoning Ordinance. Density Bonus for Affordable Housing. |

| | | |
|---|---|---|
| New Towns | Done | Specific Plans are required to designate land use that will accommodate housing for all economic groups. |
| In-lieu fees | Case-by-case | Diablo Grande development has committed in lieu fees. The Redevelopment Agency Housing Set Aside fund will be the recipient. |
| Housing Trust Fund | Not done | Redevelopment and Consortium will begin this activity during next period. |
| Land Banking | Not done | Some funding sources do not permit land banking. County will pursue other programs. |
| Equity Sharing | Not done | All equity earned is retained by homeowner, however original investment is returned. |
| Reinvestment Program | Ongoing | Any revenue generated through sale of low-income housing is deposited for low-income housing reuse. |
| Article 34 Allocation | Not done | Staff time and funding. |
| Mortgage Credit Certificate Program | Ongoing | Housing Authority is agent for the implementation of this program. |
| Fair Housing Ordinance | Not done | Funding sources require actions that further fair housing. A non-profit has been retained to perform fair housing activities on behalf of County. |
| Expedited permitting procedure for farm worker housing | Not done | Permitting procedure has been streamlined to the extent that any development project that has unique requirements will receive minimal amount of processing time. |
| Identify shelter sites for the homeless | Ongoing | The HOME Consortium, as well as the Housing Collaborative has and continues to seek shelter sites. Funding and site availability have been the restraints. |
| Redevelopment Agency | Ongoing | Has funded sanitary sewer projects for the preservation of affordable housing; purchased and made available to STANCO and Habitat lots for the development of affordable housing on an in-fill basis; and continues to provide housing rehabilitation funds. |

| | | |
|---|---|---|
| Residential Lands Inventory/GIS | Ongoing | County has developed a GIS that defines and illustrates land use designations. |
| Community Services Districts and County Service Areas | Done | Community Service Districts exist to provide water and sewer service to unincorporated areas. County Service Areas have been formed to provide storm drain, landscape and lighting. |
| Designate additional sites | Done | During the 1992-2000 period additional higher density residential sites were designated in the communities of Denair and Keyes. |
| Establish minimum densities | Not done | This is proposed for new planning period. |
| Denair Sewer Project | Not done | Community shifted importance to the upgrade of its water system. |
| Annual Meeting | Ongoing | The Collaborative meets monthly. |
| Public Facilities Fees | Ongoing | Fees have remained at a low level and accordingly have not negatively impacted the affordability of housing. |
| Development standards | Done | On a case-by-case basis, affordable housing projects are reviewed to determine what role the County can play so as not to undermine the project's affordability. |

*APPROPRIATENESS OF 1992 GOALS, OBJECTIVES AND POLICIES*

The goals, objectives, policies and programs of the 1992 Housing Element reflect the County's experience in two main ways:

- The County issued permits for 4,450 housing units. That number represents more than 200% of the original objective of 2,206. In retrospect, this illustrates the comparative affordability of housing in Stanislaus County than in other areas from which a portion of the home buying public was coming.

  There remains a strong need for higher density housing for the lower income population. The new Housing Element will include objectives and implementation measures that specifically address the needs of low- and very low-income residents and will establish quantified objectives for the construction, rehabilitation and preservation of housing to meet those needs.

- County efforts to implement the 1992 were assisted with CDBG awards as well as the Stanislaus County Redevelopment Agency. However, the formation of the Consortium to access HOME funds and the announcement that Stanislaus County is now considered by HUD as an Entitlement Jurisdiction will now give the County more strength to address housing issues.

*QUANTIFIED OBJECTIVES*

| Income Group | Construct | | Rehabilitate | |
|---|---|---|---|---|
| | Proposed | Actual | Proposed | Actual |
| Very Low | 529 | 273 | 43 | 52 |
| Low | 375 | 319 | 21 | 35 |
| Moderate | 463 | 1337 | 61 | 0 |
| Above Moderate | 838 | 2423 | 0 | 0 |
| **TOTAL** | **2206** | **4352** | **125** | **87** |

The table above illustrates that the County surpassed the total housing allocation, but fell short in reaching its goals for units in the lower income categories. With new resources, albeit a reduction in others and the continuing increase in housing prices, the County will be in a different position during the new period to effectively respond to housing needs of the lower income population.

*APPROPRIATENESS OF THE PROPOSED ELEMENT*

The 2001 Housing Element will continue to address the needs of low- and very-low income residents and establishes quantified objectives for the construction, rehabilitation and preservation of housing to meet those needs.

The 2001 Housing Element will continue to include a commitment to improve and maintain the County's housing database to assist in the evaluation of the results of the implementation measures.

The 2001 Housing Element will use as support documents the CDBG Consolidated Plan, the Continuum of Care Plan, and the Redevelopment Agency's Implementation Plan to assist in the discovery and fulfillment of affordable housing projects and programs for the lower income population and special needs populations.

The goals, objectives, policies and programs for the 2001 Housing Element have been selected and developed to recognize the successes achieved and the progress yet to realize.

Based on the foregoing review of programs in the 1992 Housing Element, the 2001 goals, objectives, policies and programs are presented in Chapter IX.

# IX. HOUSING GOALS, POLICIES AND PROGRAMS

## INTRODUCTION

Analysis of housing supply data, housing characteristics, special needs and related economic demographic factors identifies the numerous housing challenges in Stanislaus County, particularly for very low-, low- and moderate-income households. This section describes the actions that will be undertaken by the County to supplement or complement present endeavors to meet housing needs. Meeting the challenge will require action by both the private and public sectors.

The housing delivery system is essentially a private system involving the production, exchange and management of the housing supply. The resolution of certain housing issues is, therefore, critically dependent upon the decisions and actions of private developers, lenders, investors, citizens, community groups and other actors in the private sector.

Local government also plays an important role, continuously influencing the housing delivery system by its decisions regarding land use and transportation planning, zoning, building codes and various other standards and regulations. Similarly, federal and state governmental actions regarding property and income taxation, housing subsidy programs, and monetary and fiscal policies have impacts on the development of housing.

Because the housing delivery system responds to so many diverse influences, coordination between private and public sectors is essential in effectively addressing the County's housing needs.

The goals, objectives, policies and programs set forth below serve as guidelines for County actions and decisions in housing-related matters. Consistent with state and national housing objectives, the goals and policies reflect a commitment to provide a decent home and suitable living environment for individuals and families.

Together the goals, objectives, policies and programs comprise an action plan for housing in Stanislaus County through June 30, 2009. The plan has five goals, each with its own separate areas of emphasis and corresponding policies.

Programs are specific actions or procedures designed to implement or carry out policies. Many of the programs are interrelated and applicable to more than one goal or policy. For example, housing programs designed to assist the elderly or other special needs households also assist low-income individuals. Similarly, policies designed to provide adequate sites for development also can be viewed as a removal of governmental constraints.

The programs are represented under the appropriate goal. Local, state, federal and private agencies responsible for assisting with the implementation of the programs are provided with the description.

It is difficult to predict whether funding will be available for any program. In all cases, the County's commitment to the actions, time frames and budget sources specified for each program is subject to Federal, State and County budget constraints. In any event, the potential funding sources for programs have been identified.

Assumptions: Various assumptions are inherent in the plan. These assumptions reflect basic values concerning the housing delivery system in Stanislaus County:

- The private sector is the major provider of housing.
- One of the County's roles is to encourage and support private, non-profit housing efforts to serve all residents.
- The County does not have sufficient financial resources or power to solve the housing challenge. Basic solutions depends on federal and state housing and economic policy decisions that influence housing production.
- Expansion of housing opportunities is closely tied to the development of employment opportunities and maintenance of income levels for all segments of the population.
- The County helps meet housing needs by using Community Development Block Grant (CDBG) funds, Home Investment in Affordable Housing Program (HOME), Redevelopment set-aside monies, the expediting of the development review process, and effectively implementing State Housing Requirements.

The County will use the Stanislaus Council of Government (StanCOG) 2001-09 Regional Housing Needs Assessment as a base for implementation of its housing programs. Accordingly, the chart below quantifies the housing obligation for each income category and provides a cross reference to each building activity. The 2000 Census data has been used to its extent of availability. Other data was collected to augment and provide up-to-date information.

QUANTIFIED OBJECTIVES

| Income Group | Construct | Rehab | Conserve |
|---|---|---|---|
| Very Low | 875 | 55 | 25 |
| Low | 676 | 5 | 15 |
| Moderate | 835 | 0 | 0 |
| Above Moderate | 875 | 0 | 0 |
| TOTAL | 3,261 | 60 | 40 |

# HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

## GOAL ONE

**ENCOURAGE THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING, INCLUDING UNITS FOR RENT AND FOR OWNERSHIP FOR RESIDENTS OF ALL INCOME GROUPS, INCLUDING VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS.**

## POLICIES

1A The County shall seek and use federal, state, and local funds to provide and subsidize low-cost housing.

1B The County shall encourage public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.

1C The County shall provide incentives to developers to build a range of housing that is affordable to County residents, including very low-, low- and moderate-income households.

1D The County shall encourage energy conservation in existing homes and new housing developments.

## PROGRAMS

### 1-1 - FIRST TIME HOMEBUYER

The Stanislaus County Redevelopment Agency and the HOME Consortium between the County and the cities of Turlock, Oakdale and Patterson receive funding that can be used for a variety of housing projects that include rehabilitation, construction, land acquisition and purchase assistance. One successful program is the First Time Homebuyer Program. During the previous period, $404,790 was utilized by income-eligible households to purchase homes.

| | |
|---|---|
| Responsible Agencies: | Redevelopment Agency<br>Home Investment Partnership Program (HOME)<br>Planning Department |
| Funding: | $1,125,000 |
| Time Frame: | 2001-09 |
| Objective: | 25 VLI, LI and MI Households |

### 1-2 - COMMUNITY DEVELOPMENT CORPORATION

In partnership with a local non-profit and the U.S. Department of Housing and Urban Development (HUD) Department, the County will establish a Community Development Corporation. This corporation will be able to finance both residential and business loans. Funds to initialize the corporation will come from the Redevelopment Agency, the community, private investors and banking institutions interested in receiving Community Reinvestment Act credit.

| | |
|---|---|
| Responsible Agencies: | Chief Executive Office<br>Planning Department<br>Redevelopment Agency<br>Private Investors and Local Banks |
| Funding: | $100,000 |
| Time Frame: | 2000-2005 |
| Objective: | 10 VLI and LI units |

## 1-3 - INTERAGENCY COORDINATION AND SUPPORT

Continue to work with and support Federal, State and local governmental agencies, as well as private, nonprofit organizations and other community groups in coordinating local and regional housing programs in reaching common housing goals. For example, the County will support the efforts of local nonprofit organizations by deferring public facilities fees for very low- and low-income housing. The County will also offer assistance with site identification and funding applications whenever possible.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Housing Authority<br>Public Facilities Fees Committee<br>Housing and Support Services Collaborative |
| Funding: | Agency's Budgets |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 1-4 - HOMEBUYER COUNSELING

Participate with agencies that provide First Time Homebuyer training.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Redevelopment Agency<br>Stanislaus County Affordable Housing Corporation<br>Consumer Credit Counseling Services<br>Stanislaus County Housing Authority |
| Funding: | $7,500 |
| Time Frame: | 2001-2009 |
| Objective: | Provide instruction to 25 new VLI, LI and MI homeowners |

## 1-5 - HOUSING AND SUPPORT SERVICES COLLABORATIVE

The County participates in a local community housing collaborative that was formed to include low-income housing producers and advocates, social service providers, representatives of public agencies and other interested organizations. This collaborative meets monthly to generate input and promote solutions to housing and service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts.

| | |
|---|---|
| Responsible Agencies: | Stanislaus County<br>Stanislaus County Housing Authority<br>Collaborative membership |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 1-6 - DENSITY BONUS ORDINANCE

This ordinance implements the State Density Bonus law, which offers developers the incentive of increased density and flexibility in development standards in exchange for the construction of affordable housing. There were fifty-two (52) additional units created during the previous period using this program.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Department Budget |
| Time Frame: | 2001-2009 |
| Objective: | 50 LI and MI units |

## 1-7 - HOUSING TRUST FUND (NEW)

Establish a Housing Trust Fund to provide funding for very low-, low- and moderate-income housing. This trust fund will unite community, business and government to address the gap between job creation and affordable, available housing within Stanislaus County the following resources will be used to develop affordable housing: redevelopment, Home Partnership Investment Program (HOME), Community Development Block Grant (CDBG) Program, developer participation in project, land, grant funds and any other opportunities that would increase the supply of low- and moderate-income housing.

| | |
|---|---|
| Participating Agencies: | Planning Department<br>Stanislaus County Housing Authority<br>Building Industry Association of Central California |
| Funding: | $250,000 seed |
| Time Frame: | 2001-2008 |
| Objective: | 100 VL, L and MI units |

## 1-8 - ARTICLE 34 ALLOCATION

Article 34 of the California State Constitution requires public entities to obtain voter approval for the construction of low-income housing projects. The County and interested cities will prepare a ballot measure and seek voter approval for the construction of a yearly allocation of low-income housing units.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Stanislaus County Housing Authority<br>Cities |
| Funding: | Various participating agencies |
| Time Frame: | 2005 |
| Objective: | 50 VLI and LI housing units. |

## 1-9 - BUILDING CODE ENFORCEMENT

Continue to enforce federal and state laws such as the Housing Code, Chapter 16.16, and the Dangerous Building Code, Chapter 16.24, that provides minimum health and safety standards in housing or other buildings.

| | |
|---|---|
| Responsible Agencies: | Public Works Department, Development Services Division<br>Department of Environmental Resources |
| Funding: | Department Budget<br>Applications |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 1-10 - BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION

Continue to reduce energy costs through building and design standards that encourage conservation of energy resources and utilization of alternative energy resources.

| | |
|---|---|
| Responsible Agencies: | Public Works Department, Development Services Division<br>Pacific Gas and Electric, Modesto Irrigation District, Turlock Irrigation District |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 1-11 - MORTGAGE CREDIT CERTIFICATE PROGRAM

Continue cooperating with the Housing Authority's administration of the Mortgage Credit Certificate (MCC) Program as a means of providing financial assistance to first-time home buyers in the purchase of new or existing single-family housing. The MCC provides qualified home buyers with a federal income tax credit equal to as much as twenty (20%) percent of the annual interest paid on the borrower's mortgage. There were 135 certificates issued during the previous period.

| | |
|---|---|
| Responsible Agencies: | Board of Supervisors<br>Planning Department<br>Housing Authority |
| Funding: | Federal Tax Credits |
| Time Frame: | 2001-2009 |
| Objective: | 105 VLI and LI households |

## 1-12 - CALIFORNIA GOLD AND ACCESS

Continue to support these second loan programs offered by the California Rural Home Mortgage Finance Authority. These programs allow a homebuyer to borrow up to six (6%) percent of the home sales price to be used for all or a portion of the down payment. This program can be used in connection with Program Sixteen.

| | |
|---|---|
| Responsible Agency: | Local Banks and Mortgage Companies |
| Funding: | California Rural Home Mortgage Finance Authority |
| Time Frame: | 2001-2009 |
| Objective: | 105 VLI and LI households |

## 1-13 - SENIOR HOUSING - NEW

The Stanislaus County Redevelopment Agency and the HOME Consortium between the County and the cities of Turlock, Oakdale and Patterson receive funding that can be used for a variety of housing projects that include rehabilitation, construction, land acquisition and purchase assistance. One new program is the cooperative project between Turlock and the County to construct Senior Housing. Affordable rents will be maintained.

| | |
|---|---|
| Responsible Agencies: | Home Investment Partnership Program (HOME)<br>Planning Department |
| Funding: | $660,000 |
| Time Frame: | 2001-06 |
| Objective: | 50 VLI and LI Senior Households |

## 1-14 - INCLUSIONARY HOUSING PROGRAM - NEW

The County will explore the feasibility of establishing an inclusionary housing program. This program could include a fixed percentage of all units in new developments, planning incentives and fee reductions to be affordable to lower income households. If this program is determined to be infeasible, County may consider an affordable housing fee as an alternative method to assist in the funding of housing for the lower income population.

| | |
|---|---|
| Responsible Agency: | Planning Department |
| Funding: | Department Budget |
| Time Frame: | 2004-2005 |
| Objective: | 10% of development project greater than ten units. |

## GOAL TWO

**MAXIMIZE HOUSING CHOICES AND OPPORTUNITIES THROUGHOUT STANISLAUS COUNTY.**

## POLICIES

2A The County shall promote adequate opportunities for decent, safe, and affordable housing for the elderly, handicapped, families with female-headed households, large families, farm workers, the homeless, and other residents with special needs.

2B The County shall promote adequate housing opportunities for all residents regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.

## PROGRAMS

### 2-1 - FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING

Seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups. Sources of funding and housing assistance include, but are not limited to, programs operated by the USDA - Farm Services Agency, Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), the Stanislaus County Housing Authority, Stanislaus County Affordable Housing Corporation (STANCO) and Self-Help Enterprises. During the previous period, 224 units were established to provide temporary housing for the care of ill or aged family members.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Stanislaus County Housing Authority |
| Funding: | USDA, RDA, CDBG, HOME, STANCO, HUD, Applications |
| Time Frame: | 2001-2009 |
| Objective: | 200 VLI and LI units |

### 2-2 - RESIDENTIAL ACCESSIBILITY

Continue to promote accessibility for the disabled and handicapped by reviewing plans for apartment complexes for compliance with state and federal regulations.

| | |
|---|---|
| Responsible Agencies: | Public Works Department, Development Services Division and Disability Resource Agency for Independent Living |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

### 2-3 - FAIR HOUSING

Stanislaus County has retained the services of Project Sentinel to respond to issues arising out of housing complaints. Their Scope of Services include dissemination of the County's fair housing policies by posting information notices in libraries, post offices and other public buildings, and by issuing press releases to local media. It is projected that Project Sentinel will process 105 dispute cases, distribute 3,500 Fair Housing brochures and field over 700 telephone calls. When appropriate, informational notices shall be published in both Spanish and English.

| | |
|---|---|
| Responsible Agencies: | Project Sentinel |
| Funding: | CDBG, RDA |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 2-4 - FEDERAL AND STATE HOUSING LAW

Continue to enforce the federal and state laws that prohibit discrimination in housing. They are: Federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; State Fair Housing Act (Government Code, Section 12955); and, Unruh Act (Civil Code, Section 50)

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Stanislaus County Housing Authority |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 2-5 - INFORMATION AND REFERRAL

Continue to provide housing information and referral services to very low-, low- and moderate-income persons and special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations and other service providers of the requested service or assistance.

| | |
|---|---|
| Responsible Agencies: | Department of Social Services<br>Stanislaus County Housing Authority<br>Central Valley Information and Referral (United Way)<br>Planning Department<br>Veteran's Affairs/Area Agency on Aging |
| Funding: | Agency's budgets |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 2-6 - FARM WORKER HOUSING IN AGRICULTURAL ZONES

Continue to allow farm-employee housing in agricultural zones. Existing A-2 zoning with use permit allows farm labor camps and permanent housing for persons employed on a full-time basis in connection with any agricultural work or place where agricultural work is being performed. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. During the previous period, 152 units were established. (See Discussion on Page 44)

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Application fees |
| Time Frame: | 2001-2009 |
| Objective: | Issue 150 permits for VLI units. |

## 2-7 - STATE AND FEDERAL HOUSING PROGRAMS FOR FARM WORKERS

Continue to assist the Stanislaus County Housing Authority in its administration of state and federal housing programs for farm worker housing. When possible, apply for funds such as the Joe Serna Grant to assist with funding for farmworker housing. During the previous period, 45 farm worker housing units were rehabilitated.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Redevelopment Agency<br>Stanislaus County Housing Authority |
| Funding: | $200,000 |
| Time Frame: | 2001-2009 |
| Objective: | Rehabilitate or construct 75 VLI units. |

## 2-8 - SECOND UNITS

Continue to provide additional affordable housing opportunities by allowing the construction of second units in single-family residential areas, subject to the issuance of a building permit. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Application fees |
| Time Frame: | 2001-2009 |
| Objective: | Fifty (260) VLI units |

## 2-9 - HOMELESS ASSISTANCE PROGRAM

Continue to provide vouchers for temporary shelter for TANF recipients, as well as referral to other community services available to the homeless, with the goal of helping eligible families find permanent housing. The program also provides payment of security deposits and last month's rent, if required, for rental agreements.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | $35,000 |
| Time Frame: | 2001-2009 |
| Objective: | 195 vouchers; 700 VLI persons |

## 2-10 - IDENTIFY SHELTER SITES FOR HOMELESS - (NEW)

The County, in partnership with the cities of Modesto and Turlock is working to identify sites suitable for homeless shelters and transitional housing. Adequate sites (or adequate existing structures) should have reasonable access to public agencies and transportation services. Public services and facilities should be available to the site. Sites are currently under review. Purchase options may be forthcoming this fiscal year and purchase contracts executed during FY 2004-05. The General Plan designation and zoning permits the development of, or conversion to, or use of, a shelter or transitional housing without undue special regulatory approval. Parking requirements, fire regulations and design standards do not preclude use of the site.

| | |
|---|---|
| Responsible Agencies: | County<br>Cities of Modesto and Turlock<br>Housing and Support Services Collaborative |
| Funding: | $75,000 |
| Time Frame: | 2004-2005 |
| Objective: | 50 VLI adults |

## 2-11 - SHELTER FOR SPECIAL NEEDS POPULATIONS (NEW)

Special populations (e.g. persons undergoing rehabilitation, physically or mentally challenged) need shelter. This program is for those that do not have the resources to provide for themselves. Stanislaus County has committed to participate in the rehabilitation of a facility to be used by women that have completed a rehabilitation protocol, but need shelter during their time to reenter society. These women may have dependent children that will benefit from social services programs offered at the facility.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | $75,000 CDBG Program Income |
| Time Frame: | 2002-2004 |
| Objective: | 50 VLI Women and Children |

## GOAL THREE

**CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK.**

## POLICIES

3A The County shall assist unincorporated communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.

3B The County shall provide assistance to improve community surroundings and infrastructure in residential areas.

3C The County shall encourage and facilitate housing and economic development and revitalization in unincorporated communities.

## PROGRAMS

## 3-1 - HOUSING REHABILITATION

The Stanislaus County Redevelopment Agency, the Community Development Block Grant Program and the HOME Consortium between the County and the cities of Turlock, Oakdale and Patterson receive funding that can be used for a variety of housing projects that include rehabilitation, construction, land acquisition and purchase assistance. One successful program is the Housing Rehabilitation Program. During the previous period, $3,000,000 was utilized to rehabilitate 87 single-family residences.

| | |
|---|---|
| Responsible Agencies: | Redevelopment Agency<br>Planning Department |
| Funding: | $3,050,000 |
| Time Frame: | 2001-2009 |
| Objective: | 60 VLI, LI and MI households (avg. assistance is $45,000) |

## 3-2 - MINOR HOME REPAIR PROGRAM

Continue to issue housing repair grants to income-eligible households. This program is administered by the Stanislaus County Housing Authority utilizing Program Income funds generated from CDBG-sponsored activities. The program is designed to respond to emergencies such as leaking roofs, fire damage, handicap retrofits and other systems that are health and safety related.

| | |
|---|---|
| Responsible Agencies: | Planning and Community Development<br>Housing Authority |
| Funding: | $200,000 CDBG Program Income and Redevelopment |
| Time Frame: | 2001-2009 |
| Objective: | 40 VLI and LI Households |

## 3-3 - MUNICIPAL UTILITIES (NEW)

The County will commit to constructing or rehabilitating municipal utility services (e.g. water, sewer, storm drain) in lower income unincorporated neighborhoods.

| | |
|---|---|
| Responsible Agencies: | Redevelopment Agency<br>Public Works |
| Funding: | $12,500,000 CDBG, RDA, SCRC |
| Time Frame: | 2001-2009 |
| Objective: | 5,325 VLI, LI and MI households |

## 3-4 - NEIGHBORHOOD REVITALIZATION STRATEGY (NEW)

The County and City of Modesto will partner with a Community Based Development Organization to prepare and implement a Neighborhood Revitalization Strategy. This HUD-defined activity emphasizes economic development, affordable housing and public service in areas that have a preponderance of Very-Low and Low-Income households. This partnership also includes the preparation of a Weed and Seed Project grant application to be submitted to the U.S. Department of Justice.

| | |
|---|---|
| Responsible Agencies: | Stanislaus County<br>City of Modesto |
| Funding: | $50,000 CDBG |
| Time Frame: | 2001-2009 |
| Objective: | 376 VLI, LI and MI households |

## GOAL FOUR

**DESIGNATE SUFFICIENT SITES FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT REQUIRED TO MEET PROJECTED HOUSING NEEDS.**

## POLICIES

4A The County shall identify unincorporated areas with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.

4B The County shall establish and maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.

4C The County shall identify specific methods and provide assistance to improve infrastructure in residential areas.

## PROGRAMS

### 4-1 - GENERAL PLAN REVIEW

Review existing General Plan, community plans, and zoning designations on an annual basis in a continuing effort to ensure that an adequate supply of land is available to meet local and regional housing goals for all types of housing. If the Housing Element requires amendment, County will ensure the maintenance, continuity and internal consistency with other general plan amendments.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>General Plan Update Committee |
| Funding: | Department Budget |
| Time Frame: | Annual |
| Objective: | N/A |

### 4-2 - RESIDENTIAL LANDS INVENTORY/GIS

Maintain an inventory of lands designated for residential use in the unincorporated areas of Stanislaus County by organizing resources to begin operation of a computer database.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Public Works GIS Division |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 4-3 - COMMUNITY SERVICES DISTRICTS AND COUNTY SERVICE AREAS

Establish Community Services Districts or County Service Areas for the provision of municipal services such as landscape maintenance, parks, and sewer and water service.

| | |
|---|---|
| Responsible Agencies: | Department of Environmental Resources<br>Planning Department<br>Public Works Department<br>LAFCO |
| Funding: | Department Budget, Fees |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 4-4 - URBAN IN-FILL (NEW)

Participate in housing projects with agencies such as Habitat for Humanity and the Housing Authority to locate in areas with existing public facilities and services.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Board of Supervisors |
| Funding: | $675,000 CDBG, RDA |
| Time Frame: | 2002 through 2009 |
| Objective: | Purchase twenty (20) residential lots to construct housing for VLI and LI households. |

## 4-5 - ESTABLISH MINIMUM RESIDENTIAL DENSITIES

Currently, residential zoning districts have a range of unit density between zero and a number appropriate for the district. For example, High Density Residential has a density range between 0 and 25 units per acre. This program would amend the zoning ordinance to establish minimum densities. In the example stated, the range could be 16to 25 units per acre.

| | |
|---|---|
| Responsible Agency: | Planning Department |
| Funding: | Department Budget |
| Time Frame: | 2004 |
| Objective: | To realize the residential development of parcels to their designated densities. |

The chart below illustrates the proposed change in minimum residential densities.

| MINIMUM RESIDENTIAL DENSITIES | | |
|---|---|---|
| DISTRICT | CHANGE | |
| | FROM | TO |
| R-A | 0-4 | 1-4 |
| R-1 | 0-5 | 1-5 |
| R-2 | 0-14 | 6-14 |
| R-3 | 0-25 | 16-25 |
| H-1 | 0-25 | 16-25 |

## 4-6 - MIXED USE DEVELOPMENT - NEW

There may be opportunities in established Central Business Districts to reorient business-only structures to contain both residential and non-residential uses. This program will identify such potential properties and encourage proprietors to consider mixed-use. Development standards for such development could include:

- Shared parking requirements between the commercial and residential use
- Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use
- Deferral of fees
- County participation on developing off-site improvements
- Height limits could be equal to the limit set forth in the commercial designation
- Shared parking with adjacent development
- Reduced setbacks

Responsible Agency: Planning Department, Redevelopment
Funding: Department Budget
Time Frame: 2004-2009
Objective: To realize different means to achieve additional, affordable housing opportunities.

## 4-7 - LOT CONSOLIDATION - NEW

Begin marketing campaign to acquire, re-plat and enter into Development Agreements to assist in the development of multi-family housing. This program shall also identify strategies and incentives to facilitate multi-family residential development of R-2, R-3 and H-1 zoned lands.

Responsible Agencies: Planning Department
Redevelopment Agency
HOME Program
Funding: $500,000
Time Frame: Commence in 2004/2005
Objective: 12 affordable multi-family units

## GOAL FIVE

## MINIMIZE GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING IN STANISLAUS COUNTY

### POLICIES

5A The County shall ensure that its standards, ordinances and application processing procedures serve to expand housing opportunities for County residents.

5B The County shall remove governmental regulations that unnecessarily increase the costs of housing in Stanislaus County.

### PROGRAMS

#### 5-1 - REVIEW REGULATIONS

Review existing fees, standards, ordinances and procedures on an annual basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Chief Executive Office |
| Funding: | Department Budget |
| Time Frame: | Annually |
| Objective: | N/A |

#### 5-2 - ANNUAL CONFERENCE (NEW)

Facilitate a public conference once a year so that individuals and groups interested in local housing issues can discuss their concerns and offer suggestions on how the County can remove barriers to affordable housing.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Board of Supervisors<br>Redevelopment Agency |
| Funding: | $175,000 CDBG, RDA |
| Time Frame: | Annually |
| Objective: | N/A |

#### 5-3 - ANNUAL RETREAT (NEW)

Facilitate an annual retreat for community members, Municipal Advisory Councils, Community Service Districts, special interest groups, and community-based organizations to disseminate information relative to services available from the County. The Retreat will also provide an opportunity for these various groups to network and discover how issues in their communities have been resolved.

| | |
|---|---|
| Responsible Agencies: | Chief Executive Office<br>Municipal Advisory Councils<br>Community Service Districts |
| Funding: | Department Budget<br>Participating Agencies |
| Time Frame: | Annually |
| Objective: | N/A |

## 5-4 - PUBLIC FACILITIES FEES

The County will annually review the level of fees charged to ensure that they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

Administrative guidelines permit a fee deferral for very-low and low income housing projects. The County also factors seasonality for projects not in use year round (farmworker housing). (NOTE: school impact fees are not subject to waiver or deferral under this program.)

| | |
|---|---|
| Responsible Agencies: | Chief Executive Office<br>Board of Supervisors<br>Public Facilities Fees Committee |
| Funding: | $1,995,000 Public Facilities Fees Program |
| Time Frame: | 2001-2009 |
| Objective: | Defer fees for 210 VLI and LI units. |

## 5-5 - PLANNED DEVELOPMENT

Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Applications |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 5-6 - ONE-STOP PERMITS

Continue the efficiencies of "one-stop permit review."

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Public Works Department, Development Services Division |
| Funding: | Department Budget<br>Application Fees |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 5-7 - BUILDING CODE REVIEW

Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.

| | |
|---|---|
| Responsible Agencies: | Planning Department<br>Public Works Department, Development Services Division |
| Funding: | Department Budget |
| Time Frame: | Ongoing |
| Objective: | N/A |

## 5-8 - DUPLEXES

Continue to allow the development of duplexes on corner lots in single-family residential zones.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Application Fees, RDA, CDBG |
| Time Frame: | 2001-2009 |
| Objective: | Ten (10) duplex units for VLI and LI tenant households. |

## 5-9 - MOBILE HOMES

Continue to allow mobile homes or manufactured housing on lots zoned for single-family residences.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Application Fees |
| Time Frame: | 2001-2009 |
| Objective: | 25 VLI and LI units |

## 5-10 - REASONABLE ACCOMMODATIONS - NEW

Develop a program that is supported by ordinance that defines a formal process to provide reasonable accommodations in areas including, but not limited to permit applications and access to affordable housing programs.

| | |
|---|---|
| Responsible Agencies: | Planning Department |
| Funding: | Department budget |
| Time Frame: | 2004/2005 |
| Objective: | N/A |

## REFERENCES


- Census 2000, United States Census Bureau.
- City of Modesto, Preliminary Draft Housing Element, Department of Planning and Community Development - Modesto, 2003.
- Community Plans of Unincorporated Towns: Crows Landing 1977, Denair 1999, Hickman 1978, Westley 1976, Keyes and Salida 2000, La Grange 1977, Del Rio 1980.
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- Stanislaus County General Plan, 1997.
- Stanislaus County General Plan Support Documentation, 1987.
- Stanislaus County Housing Condition Survey, Stanislaus County Community Development Department, April 2003.
- Stanislaus County Residential Development Potential, Stanislaus County Planning Department, April 2003.
- Stanislaus County/City of Turlock HOME Consortium Consolidated Plan, Summer 2000.
- Stanislaus County Community Development Block Grant Consolidated Plan, May 2002.
- Stanislaus County Continuum of Care, May 2002.
- Stanislaus County Renaissance 2000 Project and Appendices, August 2000.


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APPENDIX A

STANISLAUS COUNTY HOUSING ELEMENT

# COUNTY OF STANISLAUS, CALIFORNIA

# HOUSING CONDITION ASSESSMENT

Stanislaus County
Striving to be the Best

April 2003

Prepared by
Laurin Associates
A Division of Raney Planning and Management, Inc.
Citrus Heights, California

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# SECTION 1

# STANISLAUS COUNTY: HOUSING CONDITION ASSESSMENT

## INTRODUCTION

In July 2002, the County of Stanislaus Redevelopment Agency contracted with Laurin Associates, Inc. for a Housing Condition Survey to be conducted in specified unincorporated portions of the County.

The Housing Condition Survey will enable the County to evaluate the housing conditions, types, locations and number of dwelling units throughout the unincorporated areas and to target areas most in need of housing rehabilitation. The primary use for the housing condition survey is to incorporate the data into the County's housing element and to allow planners and decision-makers to determine if opportunities exist for securing state and federal funding for housing and community redevelopment.

## REGIONAL SETTING

### Stanislaus County

Situated in the Central Valley of California, 70 miles west of San Francisco, Stanislaus County is famous for its beauty, charm and one of the most productive agricultural regions in the world. The County was created on April 1, 1854 from a portion of Tuolumne County, and is named for the Stanislaus River, first discovered by Gabriel Moraga in 1806.

The 1,516 square miles (970,169 acres) of Stanislaus County reach from the foothills of the Sierra Nevada Mountains to California's Coastal Range. The area averages 12 inches of rainfall each year and experiences a full spectrum of the seasons, with temperatures ranging from an average low of 38° F in the winter, to an average high in the 90's during the summer months. The County contains over 386,000 acres of farmland and over 375,000 acres of grazing land, ranking number eight among California counties in the value of its agricultural commodities, with a gross total of over $1.3 billion in 2001. The primary farm products are dairy, almonds, poultry, cattle, and fruit and nut nursery stock. The diverse economy includes manufacturing, high technology, consumer products, packaging, and food processing.

Several major highways including Interstate 5 and Highway 99, two of California's major north-south routes, intersect Stanislaus County. Highways 132, 108, and 120 are the east-west arteries running through the County. This highway system provides convenient and efficient means of shipping to all major markets. Over 90 interstate truck lines and over 100 contract carriers

operate in Stanislaus County. Overnight delivery is available from all Stanislaus County locations to all major domestic and international markets. The Port of Stockton, 30 miles north of Stanislaus County, provides a deep-water port with direct access to the Pacific Ocean. The Port of Oakland, 70 miles to the northwest, is Northern California's world-class container port. It is the fourth largest in the United States and one of the largest in the world. Modesto City-County Airport offers service through Sky West. Local air charter service is available through Modesto Flight Center and Sky Trek Aviation. Full domestic and international service is available at Sacramento, San Jose, Oakland, and San Francisco airports, which are all within 90 to 120 minutes from Stanislaus County. An Amtrack station located on Parker Road in Modesto opened in October 1999, and serves commuters between the County and the Bay Area. Greyhound Bus Lines and Dial-a-Ride, as well as local fixed route bus services within the communities are available throughout much of the County.

The Altamont Commute Express (ACE) train runs twice daily in both directions through the Altamont Pass from Stockton to San Jose. Burlington Northern Santa Fe and Union Pacific Railroads serve many County locations. The locally-owned and privately operated Modesto & Empire Traction Company (M&ET) short-line, operates a modern intermodal facility in the Beard Industrial Tract. M&ET services heavy industrial users with interconnections to transcontinental lines.

There are fourteen school districts spread throughout the County offering K-12 education, as well as California State University, Stanislaus in Turlock, and Modesto Community College. The Stanislaus Partners In Education (SPIE) is a countywide organization founded by the Stanislaus County Board of Supervisors in 1991. SPIE's purpose is to facilitate business and education partnerships to help the schools prepare students for the workplace.

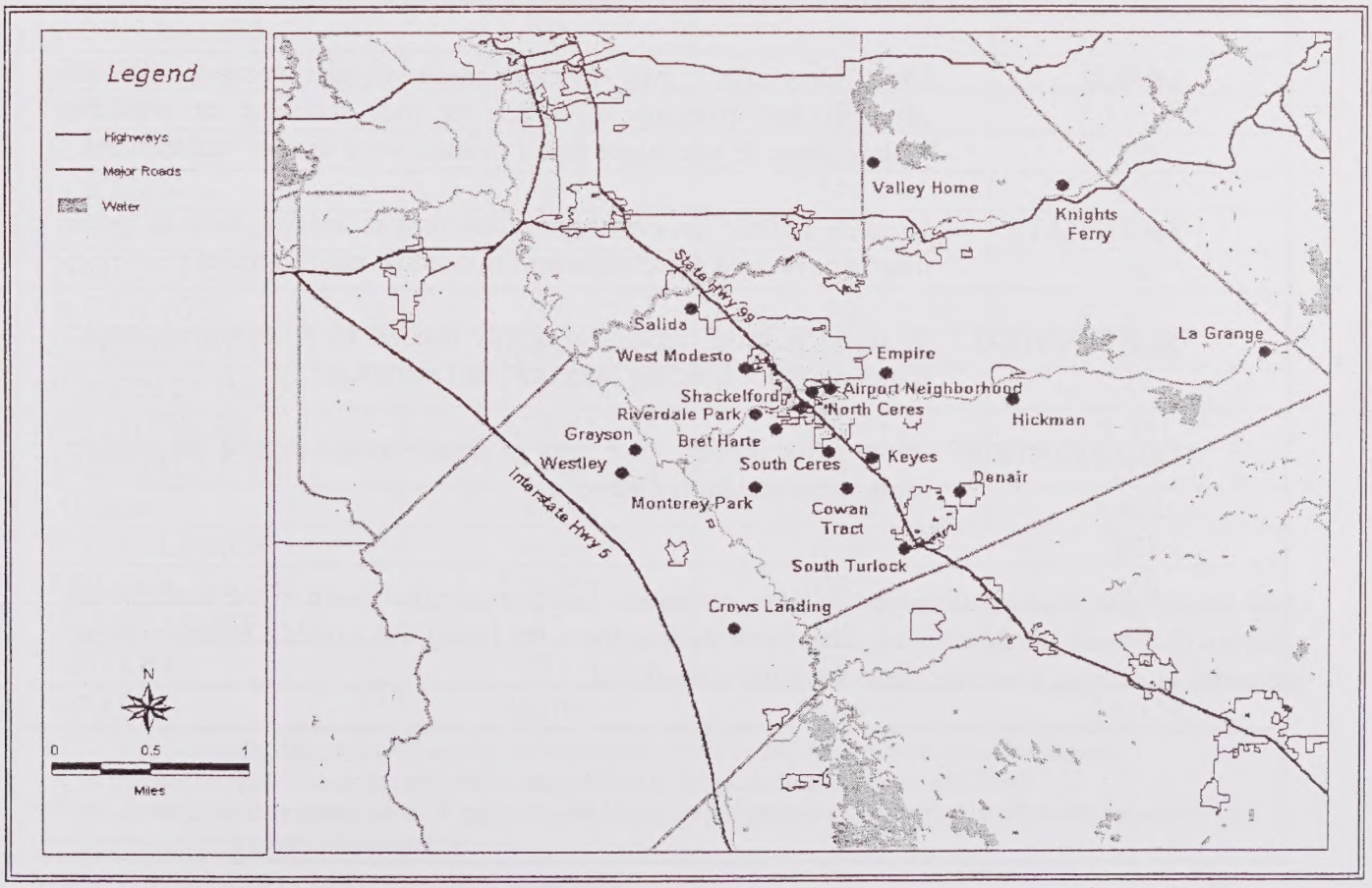
## UNINCORPORATED STANISLAUS COUNTY HOUSING CONDITIONS

The County of Stanislaus identified 21 unincorporated communities and neighborhoods for the Housing Condition Survey. They are:

> Airport Neighborhood, Bret Harte Neighborhood, Cowan Tract, Crows Landing, Denair, Empire, Grayson, Hickman, Keyes, Knights Ferry, La Grange, Monterey Park, North Ceres, Riverdale Park, Salida, Shackelford Neighborhood, South Ceres, South Turlock, Valley Home, Westley, and West Modesto. See Exhibit 1.

The results of the housing condition survey are presented in a narrative and tabular format for each community and neighborhood. In each community or neighborhood, its residential housing units are identified by housing type and housing condition.

**EXHIBIT 1-1**
**UNINCORPORATED COMMUNITIES**
**STANISLAUS COUNTY, CALIFORNIA**



## SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. Personnel of Laurin Associates completed a Housing Condition Inventory assessment for each residential structure found in the designated communities and neighborhoods, but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess given the time and fiscal constraints of the survey.

Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." Points are added together for each unit and a designation is made as follows:

| | |
|---|---|
| SOUND | 9 or less points: no repairs needed, or only one minor repair needed such as exterior painting or window repair. |
| MINOR | 10 to 15 points: two or more minor repairs needed, such as patching and painting of siding or roof patching or window replacement; or one major repair needed, such as roof replacement. |
| MODERATE | 16 to 39 points: two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs. |
| SUBSTANTIAL | 40 to 55 points: repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical. |
| DILAPIDATED | 56 or more points: the costs of repair would exceed the cost to replace the residential structure. |

Only identifiable residential properties were surveyed. It is possible that some of the recreational vehicles (RVs) are inhabited. It is also possible that there are living units within commercial or industrial buildings, however, these were not considered.

The following table summarizes the number of persons, households and housing units assessed in the inventory. Some demographic data was unavailable due to the lack of a cohesive geographic census-tracking unit available.

**TABLE 1-1**
**SURVEY DISTRIBUTION**
**UNINCORPORATED STANISLAUS COUNTY - 2003**

| NAME OF COMMUNITY | POPULATION 2000 | HOUSEHOLDS 2000 | NUMBER OF HOUSING UNITS ASSESSED |
|---|---|---|---|
| AIRPORT NEIGHBORHOOD | 1,590** | 550** | 561 |
| BRET HARTE | 5,028 | 1,162 | 2,144 |
| CERES SOUTH | 1,415** | 430** | 436 |
| COWAN TRACT | 316 | 98 | 89 |
| CROWS LANDING | 218 | 71 | 102 |
| DENAIR* | 3,588 | 1,155 | 521 |
| EMPIRE | 3,784 | 1,120 | 1,034 |
| GRAYSON | 1,086 | 274 | 268 |
| HICKMAN | 409 | 140 | 202 |
| KEYES | 4,442 | 1,373 | 1,650 |
| KNIGHTS FERRY | 77 | 27 | 40 |
| LA GRANGE | 37 | 22 | 49 |
| MODESTO WEST | 10,404** | 3,600** | 3,777 |
| MONTEREY PARK | 72 | 22 | 55 |
| NORTH CERES | 5,722** | 1,980** | 1,991 |
| RIVERDALE PARK | 2,658 | 738 | 205 |
| SALIDA* | 12,560 | 3,560 | 1,402* |
| SHACKELFORD | 5,054 | 1,304 | 828 |
| TURLOCK SOUTH | 1,967** | 660** | 669 |
| VALLEY HOME | 67 | 26 | 28 |
| WESTLEY | 757 | 120 | 23 |
| TOTAL | 40,084 | 11,194 | 16,074 |

NOTE: For this study, the estimated number of households refers to full-time or year round households.
* A 33 percent sample of housing units was conducted in the communities of Denair and Salida
** US Census 2000 data unavailable. Population and Household numbers are estimated based on average persons per household and average occupancy rate

Source: 2000 US Census; Laurin Associates, 2002-2003

## HOUSING TYPES

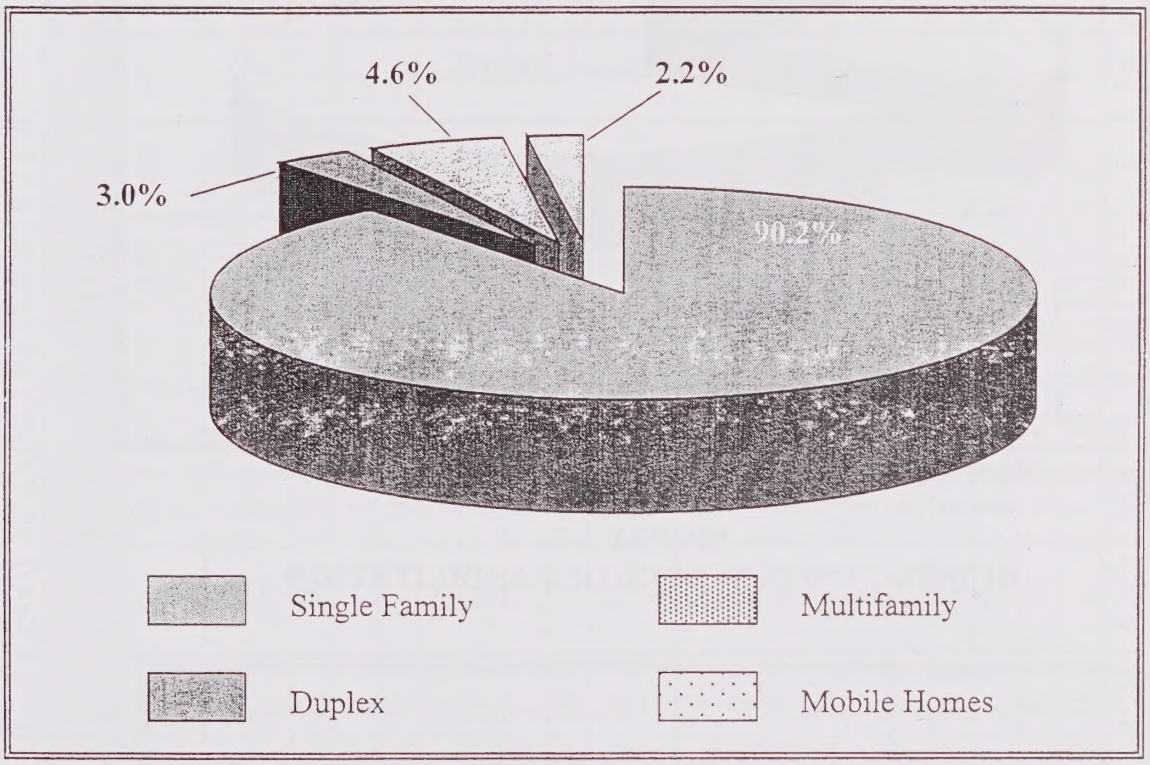
A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2 percent of the housing units were single-family units, 3.0 percent were duplexes, 4.6 percent were multifamily units, and 2.2 percent were classified as mobile homes.

**TABLE 1-2**
**HOUSING UNITS, UNINCORPORATED STANISLAUS COUNTY**

| COMMUNITY OR DEVELOPED AREA | SINGLE FAMILY | DUPLEX | MULTI FAMILY | MOBILE HOME |
|---|---|---|---|---|
| Airport | 484 | 14 | 53 | 10 |
| Bret Harte | 2,067 | 44 | 28 | 5 |
| Ceres South | 245 | 98 | 12 | 81 |
| Cowan Tract | 85 | 0 | 0 | 4 |
| Crows Landing | 102 | 0 | 0 | 0 |
| Denair* | 450 | 12 | 34 | 25 |
| Empire | 886 | 16 | 56 | 76 |
| Grayson | 263 | 0 | 0 | 5 |
| Hickman | 193 | 0 | 0 | 9 |
| Keyes | 1,510 | 44 | 86 | 10 |
| Knights Ferry | 38 | 0 | 0 | 2 |
| La Grange | 40 | 0 | 0 | 9 |
| Modesto West | 3,673 | 56 | 48 | 0 |
| Monterey Park | 46 | 0 | 0 | 9 |
| North Ceres | 1,701 | 120 | 76 | 94 |
| Riverdale Park | 204 | 0 | 0 | 1 |
| Salida* | 1,226 | 22 | 153 | 1 |
| Shackelford | 802 | 10 | 15 | 1 |
| Turlock South | 429 | 42 | 184 | 14 |
| Valley Home | 25 | 0 | 0 | 3 |
| Westley | 23 | 0 | 0 | 0 |
| TOTAL | 14,492 | 478 | 745 | 359 |

* A 33 percent sample of housing units was taken in these communities

FIGURE 1-1
HOUSING UNITS BY TYPE
UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003

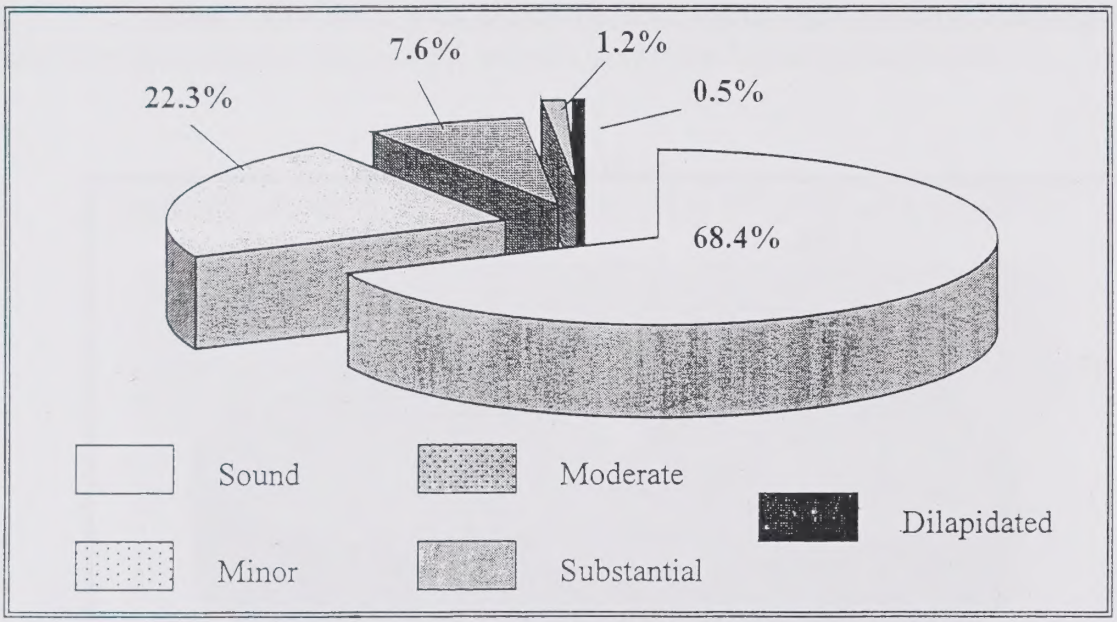



Source: Laurin Associates Housing Condition Survey, 2002-2003

## HOUSING CONDITIONS

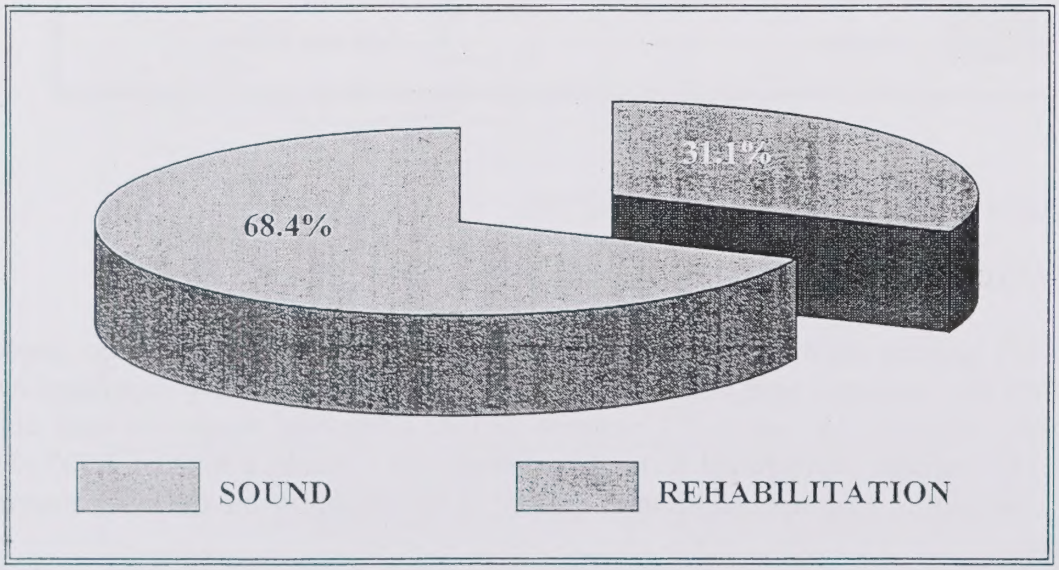
A total of 11,000 housing units (68.4 percent) are in sound condition, with no repairs needed, while 3,593 units (22.3 percent) need minor repairs. An additional 1,222 units (7.6 percent) need moderate repairs, and only 185 units (1.2 percent) require substantial repair. A total of 74 housing units (0.5 percent) were found to be dilapidated. As a result, a total of 5,000 (31.1 percent) of the residential units are classified as qualifying for rehabilitation due to their current state of disrepair.

FIGURE 1-2
HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY 2003




Source: Laurin Associates Housing Condition Survey, 2002-2003

FIGURE 1-3
HOUSING UNITS IN NEED OF RAHBILITATION




The following table shows the housing condition summary by community, housing type and number of housing units within a specific housing condition category:

## TABLE 1-3
## NUMBER OF HOUSING UNITS BY CONDITION
## UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003

| NAME OF COMMUNITY | SOUND | | | MINOR | | | MODERATE | | | SUBSTANTIAL | | | DILAPIDATED | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH | SF | MF | MH |
| Airport | 234 | 19 | 5 | 215 | 46 | 5 | 34 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 484 | 67 | 10 |
| Bret Harte | 894 | 38 | 4 | 787 | 32 | 0 | 321 | 2 | 1 | 51 | 0 | 0 | 14 | 0 | 0 | 2,067 | 72 | 5 |
| Ceres South | 134 | 92 | 59 | 75 | 18 | 20 | 28 | 0 | 1 | 7 | 0 | 1 | 1 | 0 | 0 | 245 | 110 | 81 |
| Cowan Tract | 39 | 0 | 0 | 34 | 0 | 3 | 9 | 0 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 85 | 0 | 4 |
| Crows Landing | 60 | 0 | 0 | 33 | 0 | 0 | 7 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 102 | 0 | 0 |
| Denair | 329 | 46 | 0 | 103 | 0 | 25 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 450 | 46 | 25 |
| Empire | 563 | 56 | 73 | 277 | 14 | 3 | 38 | 0 | 0 | 5 | 0 | 0 | 3 | 2 | 0 | 886 | 72 | 76 |
| Grayson | 190 | 0 | 4 | 38 | 0 | 1 | 22 | 0 | 0 | 6 | 0 | 0 | 7 | 0 | 0 | 263 | 0 | 5 |
| Hickman | 137 | 0 | 6 | 37 | 0 | 2 | 15 | 0 | 0 | 2 | 0 | 1 | 2 | 0 | 0 | 193 | 0 | 9 |
| Keyes | 1,098 | 59 | 0 | 304 | 52 | 10 | 97 | 19 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 1,510 | 130 | 10 |
| Knights Ferry | 25 | 0 | 1 | 8 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 38 | 0 | 2 |
| La Grange | 19 | 0 | 2 | 7 | 0 | 5 | 10 | 0 | 1 | 3 | 0 | 1 | 1 | 0 | 0 | 40 | 0 | 9 |
| Modesto West | 3,118 | 74 | 0 | 445 | 26 | 0 | 100 | 4 | 0 | 9 | 0 | 0 | 1 | 0 | 0 | 3,673 | 104 | 0 |
| Monterey Park | 19 | 0 | 0 | 16 | 0 | 0 | 4 | 0 | 4 | 1 | 0 | 2 | 6 | 0 | 3 | 46 | 0 | 9 |
| North Ceres | 1,018 | 133 | 47 | 446 | 35 | 26 | 207 | 28 | 21 | 26 | 0 | 0 | 4 | 0 | 0 | 1,701 | 196 | 94 |
| Riverdale Park | 137 | 0 | 1 | 64 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 204 | 0 | 1 |
| Salida | 1,154 | 175 | 1 | 53 | 0 | 0 | 11 | 0 | 0 | 6 | 0 | 0 | 2 | 0 | 0 | 1,226 | 175 | 1 |
| Shackelford | 382 | 7 | 1 | 213 | 9 | 0 | 162 | 5 | 0 | 40 | 0 | 0 | 5 | 4 | 0 | 802 | 25 | 1 |
| Turlock South | 296 | 210 | 8 | 85 | 8 | 2 | 32 | 8 | 3 | 8 | 0 | 0 | 8 | 0 | 1 | 429 | 226 | 14 |
| Valley Home | 21 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 25 | 0 | 3 |
| Westley | 9 | 0 | 0 | 8 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 23 | 0 | 0 |
| TOTAL | 9,876 | 909 | 215 | 3,250 | 240 | 103 | 1,122 | 68 | 32 | 180 | 0 | 5 | 64 | 6 | 4 | 14,496 | 1,223 | 359 |

Note: For the purposes of this table, duplex and multifamily have been merged together under the category "Multifamily.

## HOUSING CONDITION RANKING

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure. The following table ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Community of Bret Harte ranked number one for both the percentage and number of housing units in need of rehabilitation. The remaining survey areas ranked at different places with respect to proportion and number, except for Valley Home, which ranked eighteenth on the list of areas in need of significant rehabilitation.

TABLE 1-4
NEED OF REHABILITATION RANKING
UNINCORPORATED AREAS OF STANISLAUS COUNTY

| COMMUNITY OR DEVELOPED AREA | RANK BY PERCENT | RANK BY NUMBER | HOUSING UNITS IN NEED OF REHABILITATION | |
|---|---|---|---|---|
| | | | Number | Percent |
| Airport | 3 | 7 | 229 | 53.7% |
| Bret Harte | 1 | 1 | 1,204 | 56.2% |
| Ceres South | 9 | 8 | 152 | 33.7% |
| Cowan Tract | 2 | 13 | 49 | 55.1% |
| Crows Landing | 6 | 14 | 42 | 41.2% |
| Denair | 14 | 9 | 146 | 28.0% |
| Empire | 11 | 6 | 337 | 32.6% |
| Grayson | 15 | 11 | 67 | 25.0% |
| Hickman | 13 | 12 | 57 | 28.2% |
| Keyes | 12 | 4 | 501 | 30.5% |
| Knights Ferry | 16 | 16 | 13 | 22.5% |
| La Grange | 2 | 15 | 27 | 55.1% |
| Modesto West | 17 | 3 | 586 | 15.6% |
| Monterey Park | 5 | 15 | 27 | 49.1% |
| North Ceres | 7 | 2 | 789 | 40.6% |
| Riverdale Park | 10 | 11 | 67 | 32.7% |
| Salida | 19 | 10 | 70 | 5.0% |
| Shackelford | 4 | 5 | 429 | 51.8% |
| Turlock South | 17 | 9 | 146 | 15.6% |
| Valley Home | 18 | 18 | 2 | 7.1% |
| Westley | 8 | 17 | 9 | 39.1% |

Depending on the County's objectives, ranking areas requiring rehabilitation is generally a subjective decision based on either the number or percentage of total housing units in a specific area in need of minor to substantial repair. For this reason the areas have been ranked by both proportion and number of housing units in need of rehabilitation. The following table ranks the communities or neighborhoods with the highest *percentage* of residential units in need of rehabilitation.

**TABLE 1-5**
**NEED OF REHABILITATION RANKING**
**BASED ON PERCENTAGE OF UNITS**

| COMMUNITY OR NEIGHBORHOOD | RANK BY PERCENT | PERCENT OF HOUSING UNITS IN NEED OF REHABILITATION |
|---|---|---|
| Bret Harte | 1 | 56.2% |
| Cowan Tract | 2 | 55.1% |
| La Grange | 2 | 55.1% |
| Airport | 3 | 53.7% |
| Shackelford | 4 | 51.8% |
| Monterey Park | 5 | 49.1% |
| Crows Landing | 6 | 41.2% |
| North Ceres | 7 | 40.6% |
| Westley | 8 | 39.1% |
| Ceres South | 9 | 33.7% |
| Riverdale Park | 10 | 32.7% |
| Empire | 11 | 32.6% |
| Keyes | 12 | 30.5% |
| Hickman | 13 | 28.2% |
| Denair | 14 | 28.0% |
| Grayson | 15 | 25.0% |
| Knights Ferry | 16 | 22.5% |
| Modesto West | 17 | 15.6% |
| Turlock South | 17 | 15.6% |
| Valley Home | 18 | 7.1% |
| Salida | 19 | 5.0% |

The following table ranks the communities or neighborhoods with the highest *number* of residential units in need of rehabilitation.

**TABLE 1-6**
**NEED OF REHABILITATION RANKING**
**BASED ON NUMBER OF UNITS**

| COMMUNITY OR NEIGHBORHOOD | RANK BY NUMBER OF UNITS IN NEED OF REHABILITATION | NUMBER OF HOUSING UNITS IN NEED OF REHABILITATION |
|---|---|---|
| Bret Harte | 1 | 1,204 |
| North Ceres | 2 | 789 |
| Modesto West | 3 | 586 |
| Keyes | 4 | 501 |
| Shackelford | 5 | 429 |
| Empire | 6 | 337 |
| Airport | 7 | 229 |
| Ceres South | 8 | 152 |
| Denair | 9 | 146 |
| Turlock South | 9 | 146 |
| Salida | 10 | 70 |
| Grayson | 11 | 67 |
| Riverdale Park | 11 | 67 |
| Hickman | 12 | 57 |
| Cowan Tract | 13 | 49 |
| Crows Landing | 14 | 42 |
| La Grange | 15 | 27 |
| Monterey Park | 15 | 27 |
| Knights Ferry | 16 | 13 |
| Westley | 17 | 9 |
| Valley Home | 18 | 2 |

The most common repair required in the unincorporated areas is repainting of the exterior structure, where 28.5 percent of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4 percent of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7 percent of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the unincorporated area (0.7 percent), followed by foundation repairs (1.4 percent).

A total of 68.6 percent of the housing units in the unincorporated area lack sidewalks, and an additional 60.3 percent lack curbs and gutters. Very few instances were found where there were not paved streets, although numerous instances of paved streets in disrepair were found. In the older sections of the Community of Salida a major street improvement project was being conducted during the time of the survey.

**TABLE 1-7**
**STANISLAUS COUNTY UNINCORPORATED AREAS:**
**NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **FOUNDATION** | | **SIDING/STUCCO** | |
| General Repair | 136 | Re-painting | 4,584 |
| Partial Foundation | 51 | Patching/ Painting | 3,007 |
| No or Needs Foundation | 40 | Replacement/ Painting &/or lead – based paint | 904 |
| **ROOFING** | | **WINDOWS** | |
| Shingles Missing | 1,429 | Broken Pane | 68 |
| Re-roofing | 3,606 | Repair | 705 |
| Roof Structure Replacement | 652 | Replacement | 468 |
| **ELECTRICAL** | | **FRONTAGE IMPROVEMENTS** | |
| Minor Repair | 59 | Sidewalks | 11,022 |
| Replace Main Panel | 58 | Curbs and Gutters | 9,690 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

As the housing condition survey was conducted, vacant residential parcels were noted on the parcel maps used in the inventory. Vacant parcels varied from one-fifth acre lots to several acres. Many parcels were noted to be under utilized in that only one housing unit was found on a very large residentially zoned parcel. Underutilized parcels were most common in rural communities, especially near the edge of the community where the parcel bordered on open space or agricultural land. It was also common to find vacant parcels dedicate to drainage facilities within many of the residential communities. Since these parcels served a function more related to infrastructure and were planned as such, they were not counted in the vacant land inventory. Large agricultural parcels bordering residential parcels were not counted in this inventory. The total number of vacant parcels is summarized in Table 1-8.

**TABLE 1-8**
**STANISLAUS COUNTY UNINCORPORATED AREAS**
**VACANT RESIDENTIAL PARCELS**

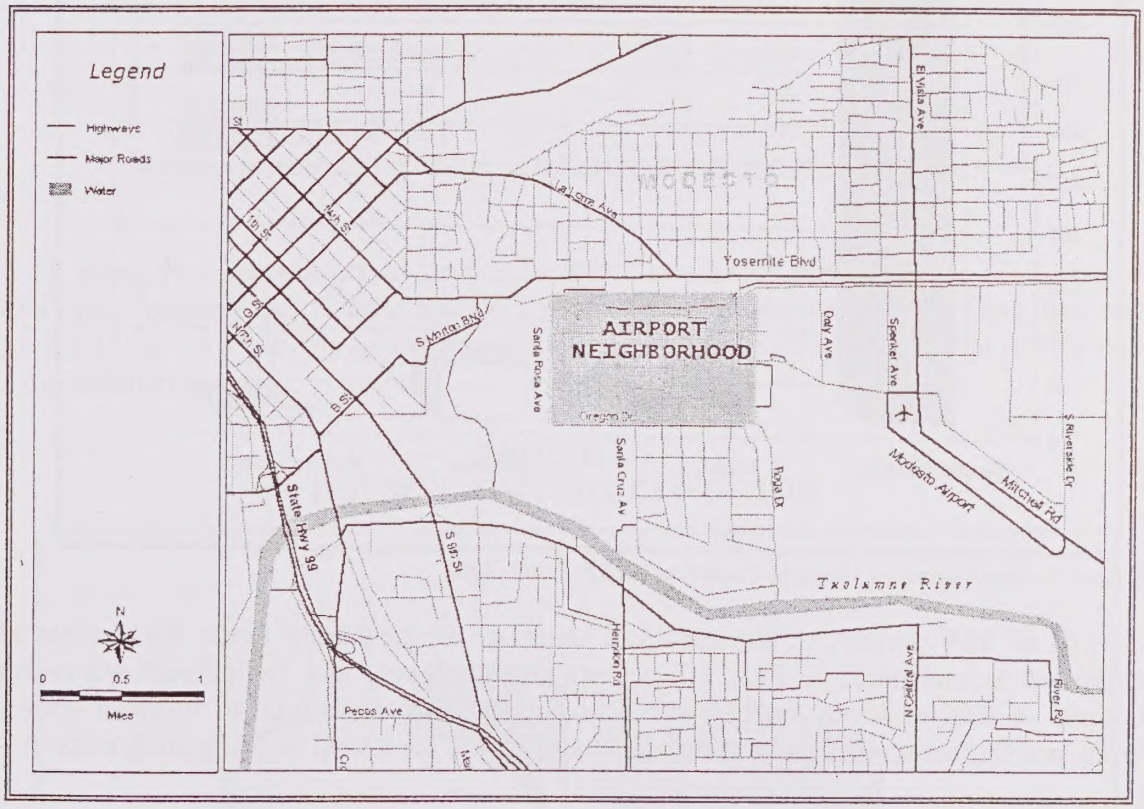
| COMMUNITY OR NEIGHBORHOOD | VACANT RESIDENTIAL PARCELS | COMMUNITY OR NEIGHBORHOOD | VACANT RESIDENTIAL PARCELS |
|---|---|---|---|
| Airport | 0 | La Grange | 1 |
| Bret Harte | 20 | Modesto West | 25 |
| Ceres South | 0 | Monterey Park | 12 |
| Cowan Tract | 4 | North Ceres | 32 |
| Crows Landing | 15 | Riverdale Park | 0 |
| Denair | 12 | Salida | 24 |
| Empire | 9 | Shackelford | 20 |
| Grayson | 7 | Turlock South | 25 |
| Hickman | 6 | Valley Home | 0 |
| Keyes | 19 | Westley | 4 |
| Knights Ferry | 3 | TOTAL | 238 |

In summary, of the single-family housing units, 68.1 percent are in sound condition, 22.4 percent require minor repair, 7.7 percent require moderate repair, 1.2 percent require substantial repair, and 0.4 percent are dilapidated. Of the multifamily units, 74.3 percent are in sound condition, 19.6 percent require minor repair, 5.6 percent require moderate repair, no units require substantial repair, and 0.5 percent are dilapidated. Of the mobile homes, 59.9 percent are in sound condition, 28.7 percent require minor repair, 8.9 percent require moderate repair, 1.4 percent require substantial repair, and 0.5 percent are dilapidated.

## SECTION 2
## AIRPORT NEIGHBORHOOD

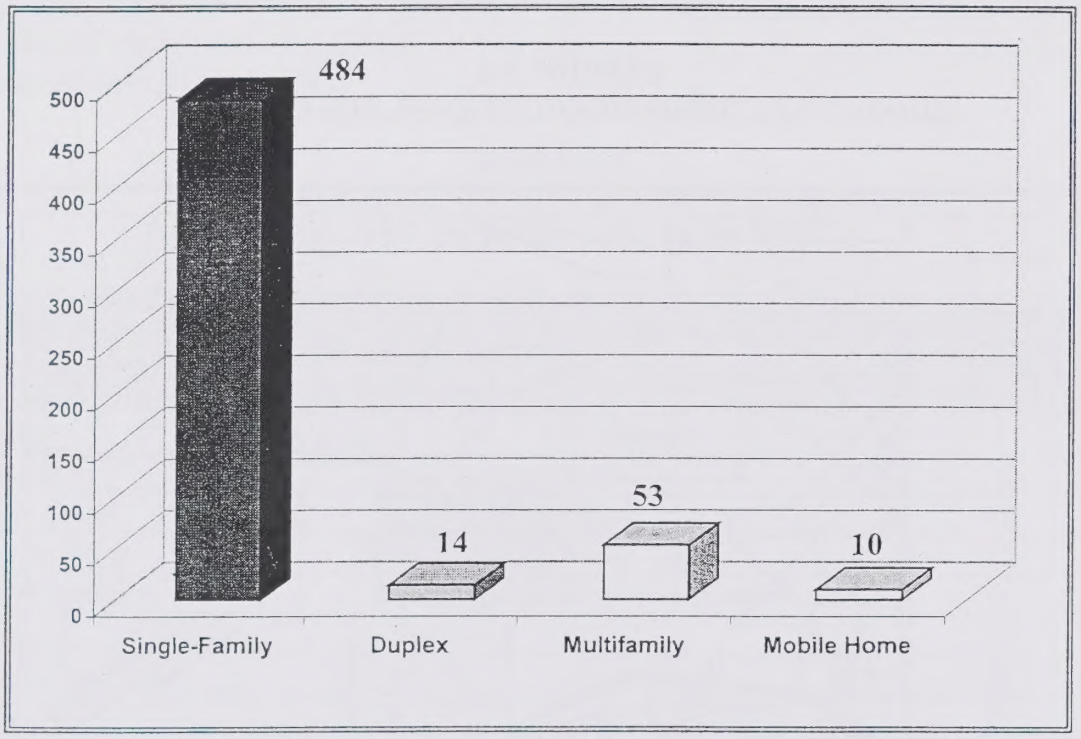
The Airport Neighborhood is located in central Stanislaus County, immediately south of the City of Modesto. The neighborhood is defined by Yosemite Blvd/Highway 132 on the north, Santa Rosa and Santa Rita avenues on the west, Oregon Drive on the south and Conejo and Empire Avenues on the east.

### EXHIBIT 2-1
### AIRPORT NEIGHBORHOOD, STANISLAUS COUNTY



A total of 561 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

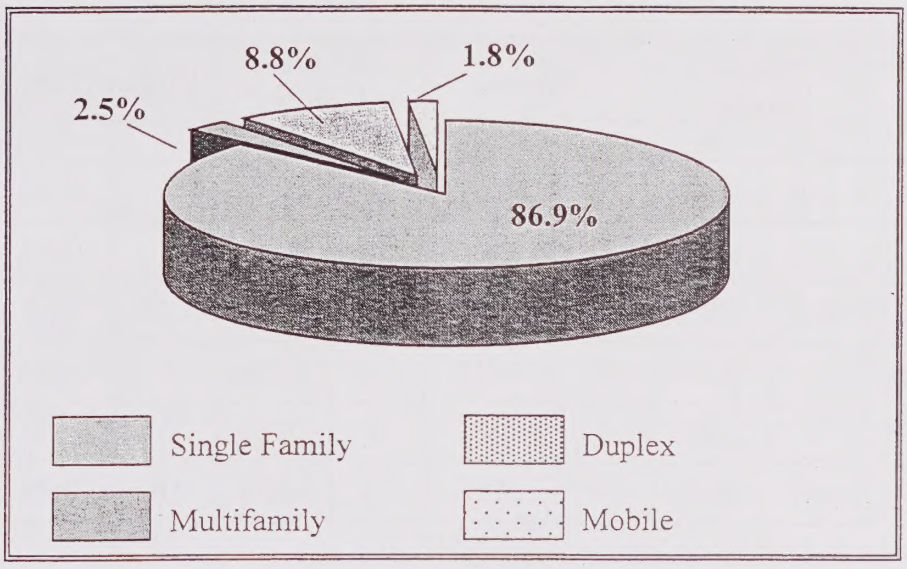
**FIGURE 2-1**
**AIRPORT NEIGHBORHOOD HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

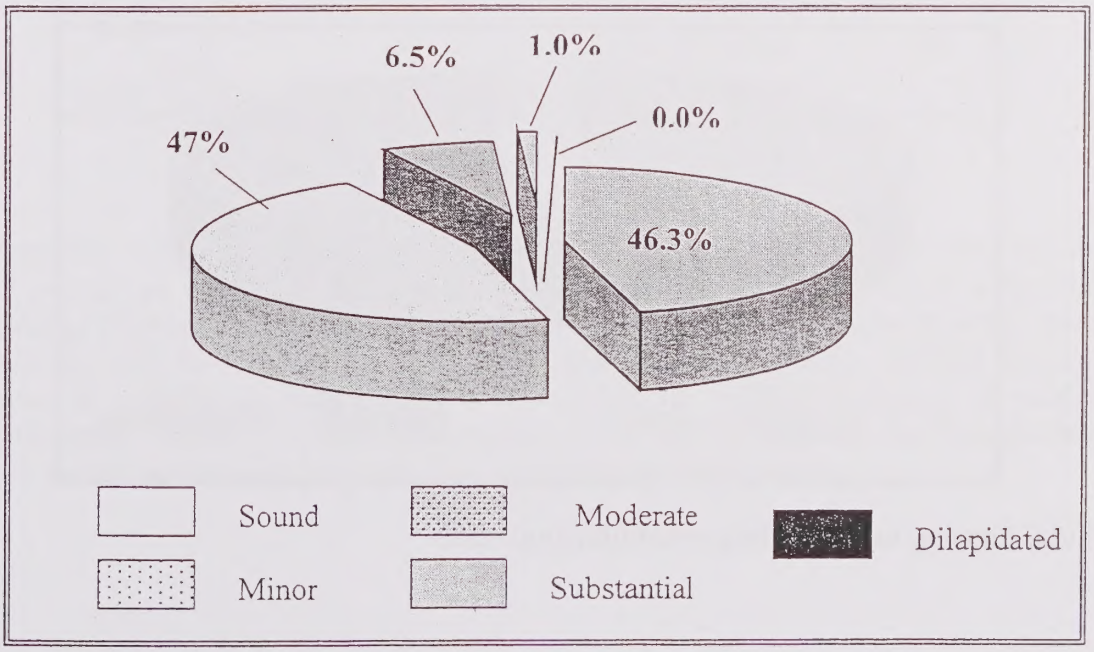
A total of 86.9 percent of the surveyed units are single-family units, 8.8 percent are classified as multifamily units; 2.5 percent are duplexes, and 1.8 percent are mobile homes. A total of seven duplex were found in the area, for a total of fourteen housing units, and thirteen multifamily complexes were found, for a total of 53 housing units

FIGURE 2-2
HOUSING UNIT PERCENTAGES




Of all units, 46.3 percent are in sound condition, no repairs needed, while 47.0 percent need minor repairs, and an additional 6.5 percent need moderate repairs. Less than one percent of the units surveyed need substantial repair, and no dilapidated units were found in the Neighborhood.

FIGURE 2-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

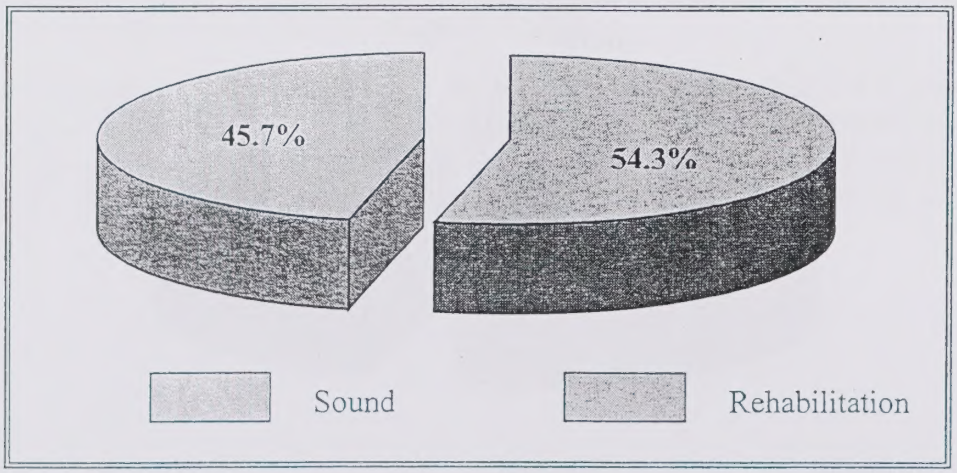
## TABLE 2-1
## AIRPORT NEIGHBORHOOD HOUSING UNIT CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 234 | 48.3% | 4 | 28.6% | 15 | 28.3% | 5 | 50.0% | 258 |
| Minor | 215 | 44.4% | 8 | 0.0% | 38 | 71.7% | 5 | 50.0% | 266 |
| Moderate | 34 | 7.0% | 2 | 0.0% | 0 | 0.0% | 0 | 0.0% | 36 |
| Substantial | 1 | 0.2% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Dilapidated | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Total | 484 | 100% | 14 | 29% | 53 | 100% | 10 | 100% | 561 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Airport Neighborhood a total of 54.3 percent, or 303 of the 561 housing units are in need of some form of rehabilitation.

## FIGURE 2-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 303**

The primary repair needed in the Neighborhood is repainting of the external structure, with 66.2 percent of the units requiring this, followed by 53.0 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and no units were observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

**TABLE 2-2**
**AIRPORT NEIGHBORHOOD NEEDED REPAIRS**

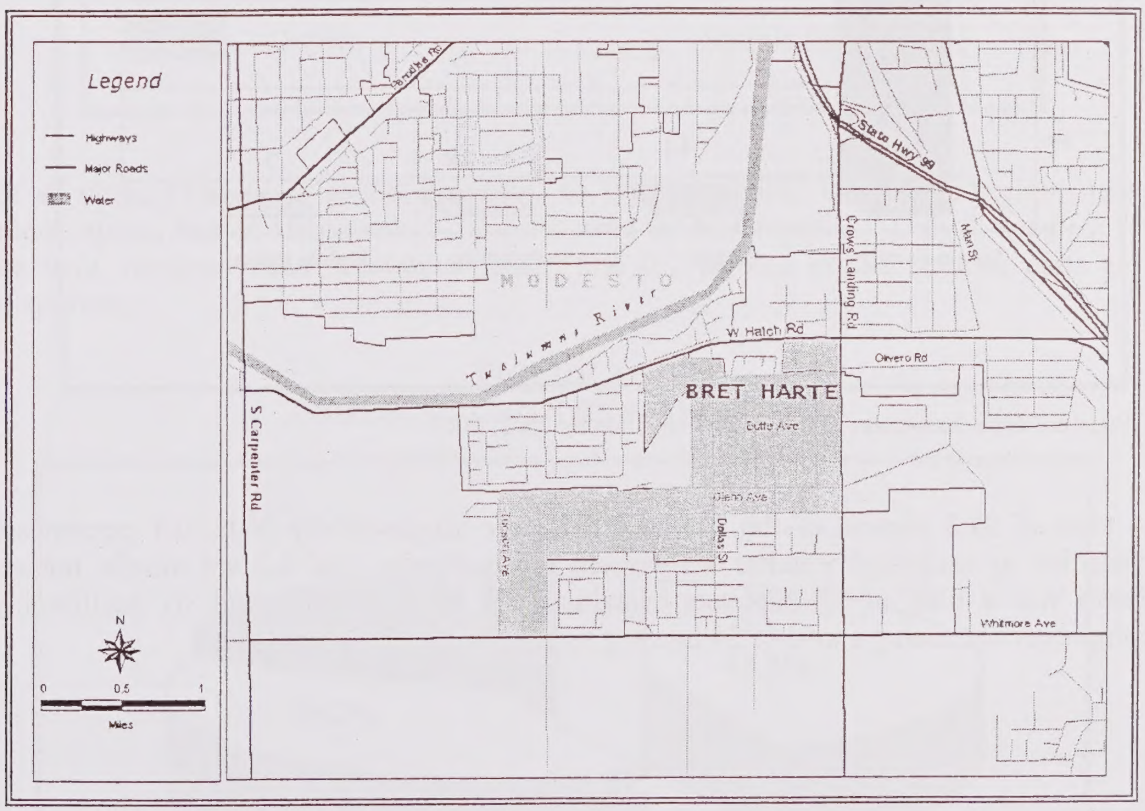
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 7 | Re-painting | 284 |
| Partial Foundation | 0 | Patching/ Painting | 78 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 7 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 3 | Broken Pane | 12 |
| Re-roofing | 273 | Repair | 5 |
| Roof Structure Replacement | 19 | Replacement | 12 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 0 | Sidewalks | 452 |
| Replace Main Panel | 0 | Curbs and Gutters | 452 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 48.3 percent are in sound condition and 51.7 percent are in need of rehabilitation. No housing units are considered dilapidated. A total of 28.6 percent of individual housing units configured as duplexes are in sound condition, with 42.9 percent in need of rehabilitation. The survey showed that 28.3 percent of multifamily units are in sound condition, with 71.7 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

# SECTION 3
# BRET HARTE NEIGHBORHOOD

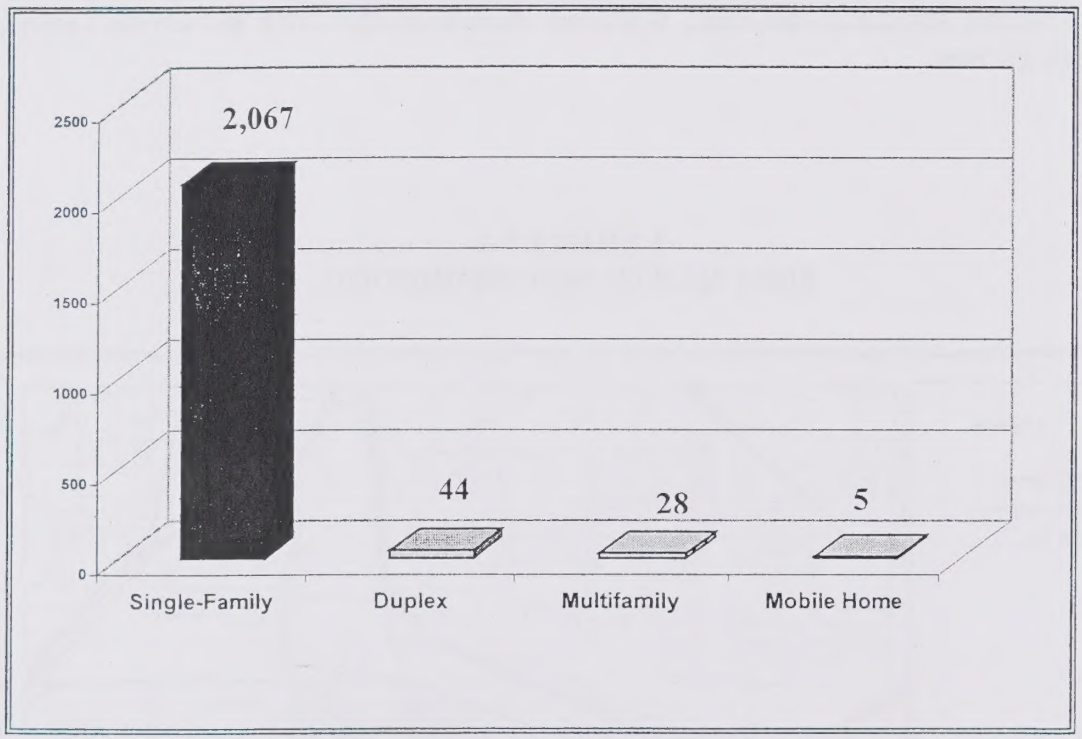
The Bret Harte Neighborhood is located in central Stanislaus County, approximately two miles west of the City of Ceres. The Neighborhood is defined by Hatch Road on the north, Tucson Avenue on the west, Whitmore Avenue on the south and Crows Landing Road on the east.

## EXHIBIT 3-1
## BRET HARTE NEIGHBORHOOD



A total of 2,144 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

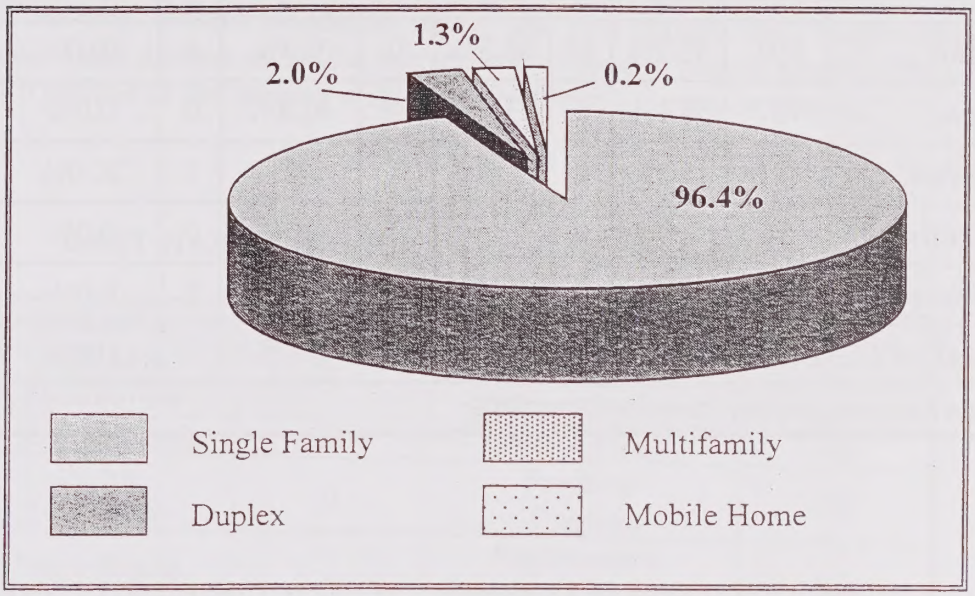
**FIGURE 3-1**
**BRET HARTE NEIGHBORHOOD HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

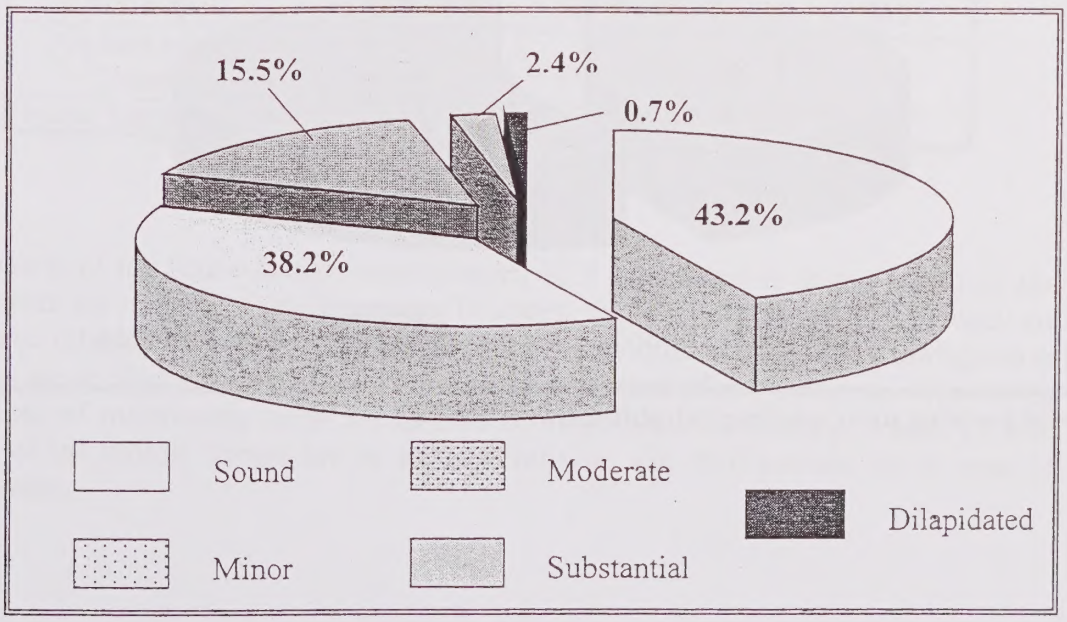
A total of 98.2 percent of the surveyed units are single-family units, 0.3 percent are classified as multifamily units; 1.3 percent are duplexes, and 0.2 are mobile homes. There was a total of 22 duplexes containing 44 housing units, and six multifamily complexes containing a total of 28 housing units.

FIGURE 3-2
HOUSING UNIT PERCENTAGES




Of all units, 43.2 are in sound condition, no repairs needed, while 38.2 percent need minor repairs, and an additional 15.5 percent need moderate repairs. Only 2.4 percent of the units surveyed need substantial repair, and 0.7 percent of the housing units are dilapidated.

FIGURE 3-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

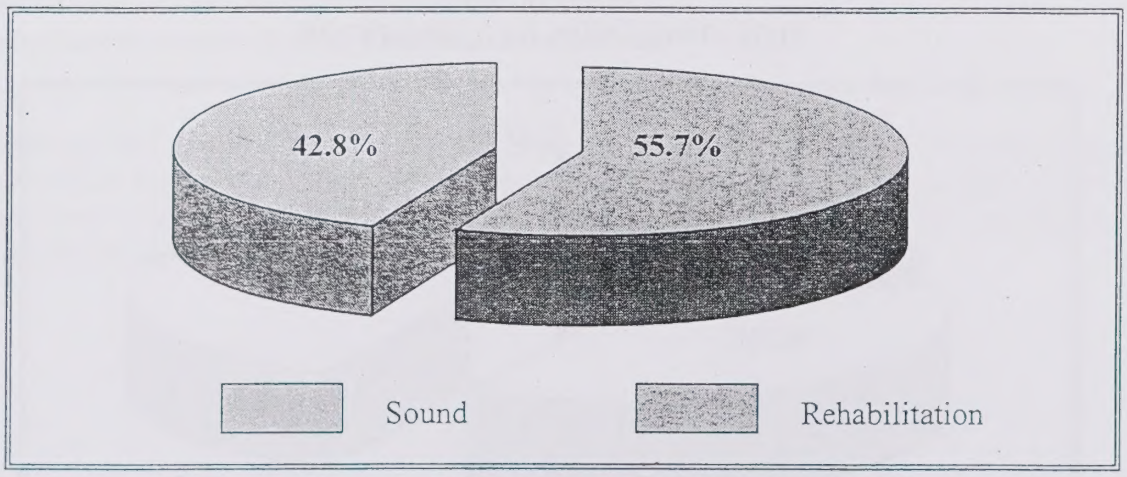
## TABLE 3-1
## BRET HARTE NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| **Sound** | 894 | 43.3% | 38 | 86.3% | 0 | 0.0% | 4 | 80.0% | 936 |
| **Minor** | 787 | 38.1% | 6 | 13.7% | 26 | 92.8% | 0 | 0.0% | 819 |
| **Moderate** | 321 | 16.5% | 0 | 0.0% | 2 | 7.2% | 1 | 20.0% | 324 |
| **Substantial** | 51 | 2.5% | 0 | 0.0% | 0 | 0% | 0 | 0.0% | 51 |
| **Dilapidated** | 14 | 0.1% | 0 | 0.0% | 0 | 0% | 0 | 0.0% | 14 |
| **Total** | 2,067 | 100% | 44 | 100% | 28 | 100% | 5 | 100% | 2,144 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of Bret Harte a total of 55.7 percent, or 1,194 of the 2,144 housing units are in need of some form of rehabilitation.

## FIGURE 3-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 1,194**

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 87.7 percent of the units requiring this repair. A total of 51.2 percent of the housing units require re-roofing or roof repair. Only 1.4 percent of the units require foundation repair, and 14.6 percent need window repair or replacement. Only thirteen units (0.6 percent) were found to require electrical repairs. A total of 97.0 percent of the housing units have no sidewalks, curbs or gutters.

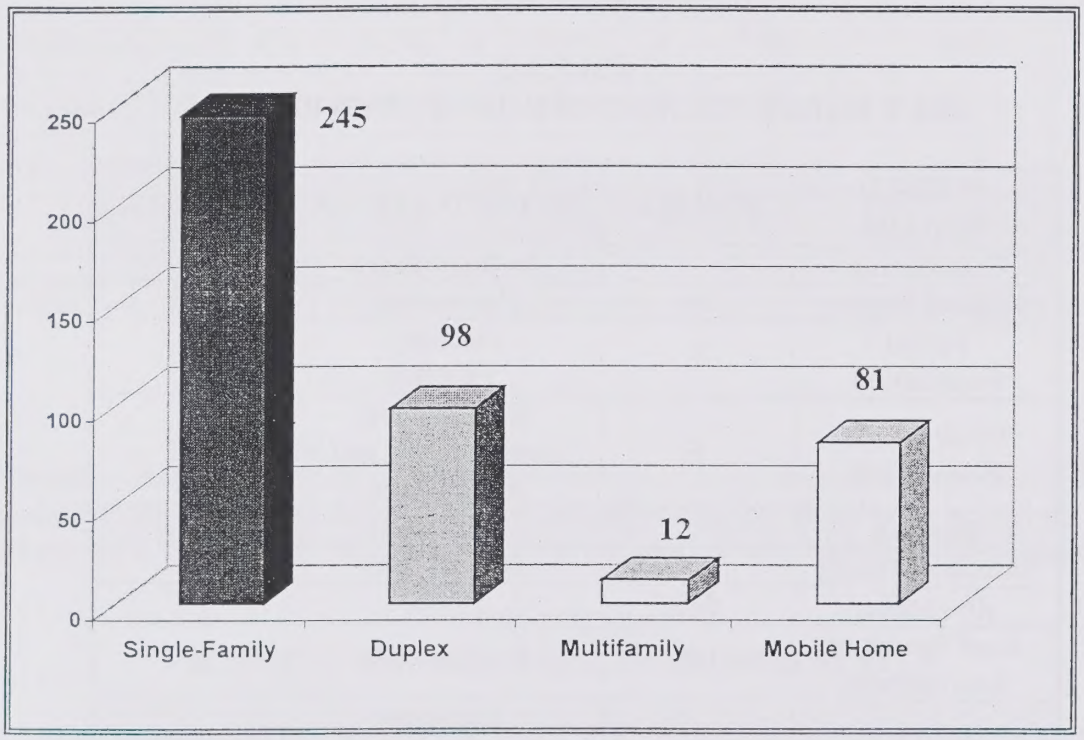
**TABLE 3-2**
**BRET HARTE NEIGHBORHOOD NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 24 | Re-painting | 662 |
| Partial Foundation | 0 | Patching/ Painting | 997 |
| No or Needs Foundation | 5 | Replacement/ Painting &/or Lead – Based Paint | 222 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 18 | Broken Pane | 3 |
| Re-roofing | 915 | Repair | 187 |
| Roof Structure Replacement | 165 | Replacement | 122 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 4 | Sidewalks | 2,079 |
| Replace Main Panel | 9 | Curbs and Gutters | 2,079 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 43.3 percent are in sound condition and 56.1 percent are in need of rehabilitation. Fourteen single family homes (0.6 percent) are considered dilapidated. A total of 63.6 percent of individual housing units configured as duplexes are in sound condition, with 36.4 percent in need of rehabilitation. The survey showed all of multifamily units are in need of rehabilitation. Finally, a total of 80.0 percent of the mobile homes are in sound condition, and 20.0 percent are in need of rehabilitation.

A total of 436 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

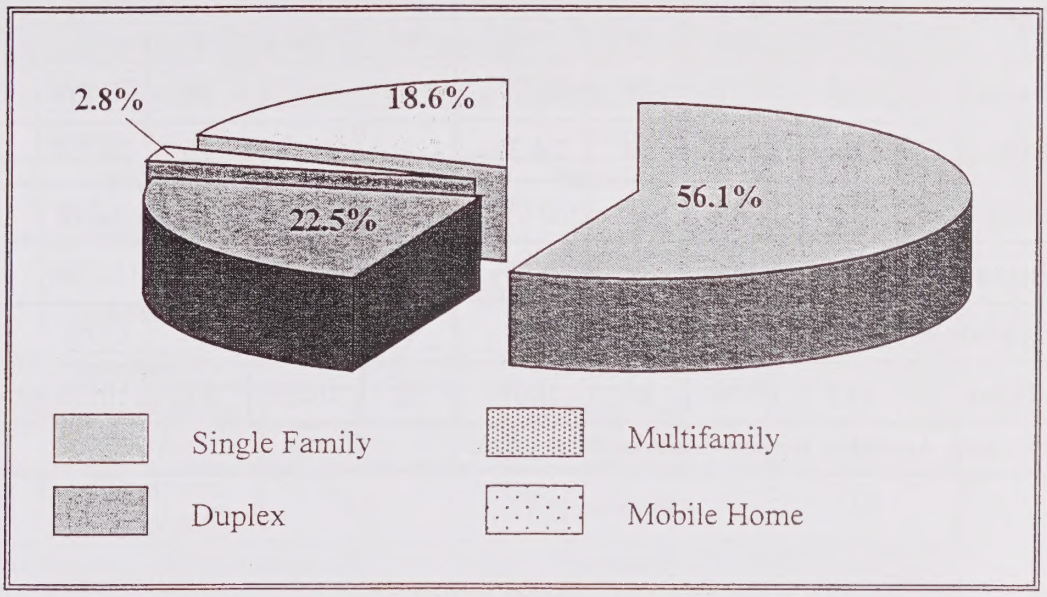
FIGURE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

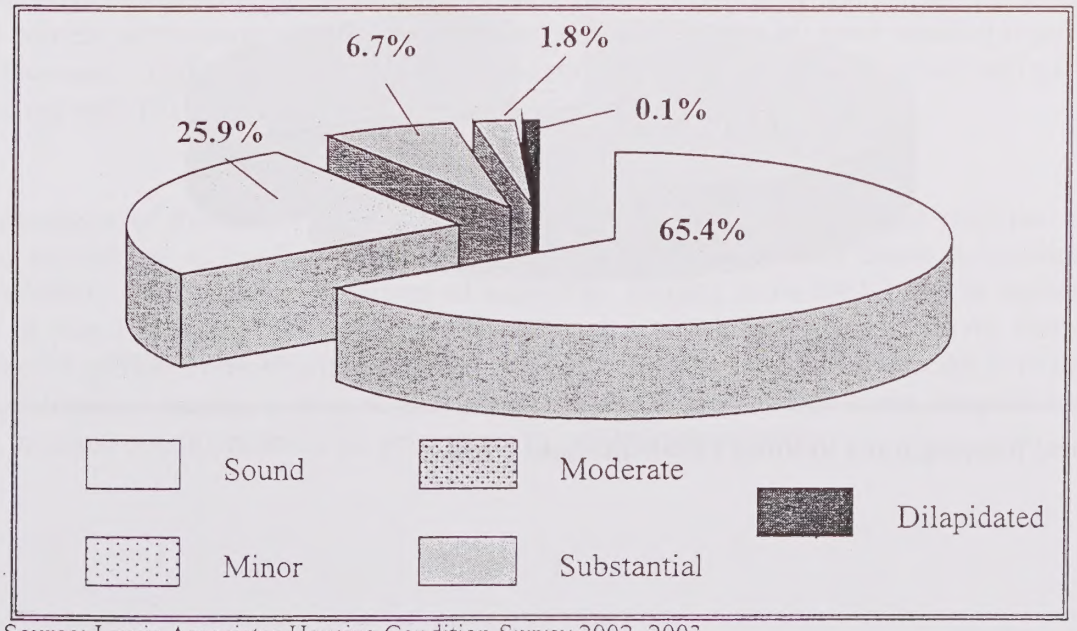
A total of 56.1 percent of the surveyed units are single-family units, 2.8 percent are classified as multifamily units; 22.5 percent are duplexes, and 18.6 percent are mobile homes. There were a total of 49 duplexes found in the Neighborhood, for a total of 98 housing units, and only three multifamily complexes, for a total of 12 housing units

FIGURE 4-2
HOUSING UNIT PERCENTAGES




Of all units, 65.4 percent are in sound condition, no repairs needed, while 25.9 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.8 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

FIGURE 4-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

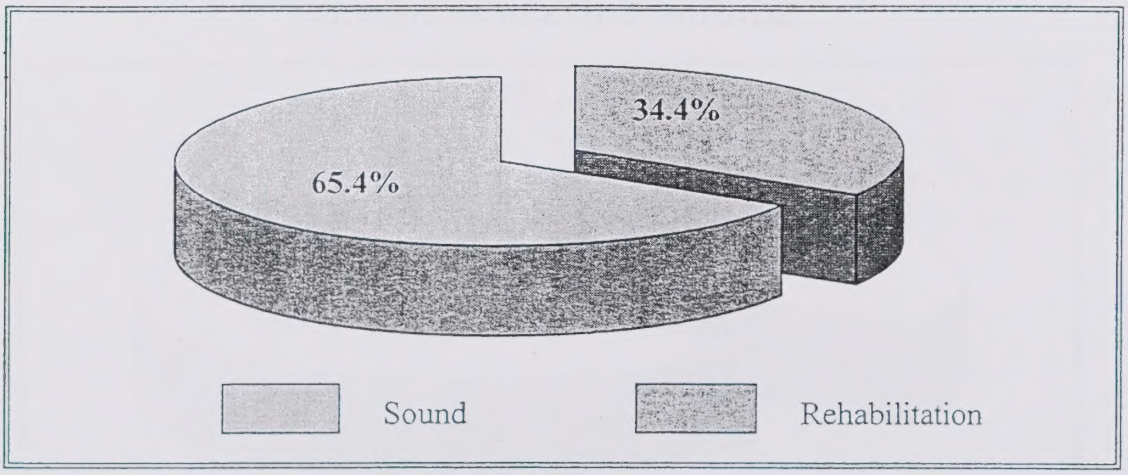
TABLE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 134 | 54.7% | 84 | 85.7% | 8 | 66.7% | 59 | 72.9% | 285 |
| Minor | 75 | 30.6% | 14 | 14.3% | 4 | 33.3% | 20 | 24.7% | 113 |
| Moderate | 28 | 11.4% | 0 | 0.0% | 0 | 0.0% | 1 | 1.2% | 29 |
| Substantial | 7 | 2.9% | 0 | 0.0% | 0 | 0.0% | 1 | 1.2% | 8 |
| Dilapidated | 1 | 0.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 245 | 100% | 98 | 100% | 12 | 100% | 81 | 100% | 436 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the South Ceres Neighborhood a total of 34.4 percent, or 150 of the 436 housing units are in need of some form of rehabilitation.

FIGURE 4-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 150**

TABLE 4-2
SOUTH CERES NEIGHBORHOOD NEEDED REPAIRS

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 0 | Re-painting | 154 |
| Partial Foundation | 22 | Patching/ Painting | 51 |
| No or Needs Foundation | 4 | Replacement/ Painting &/or Lead – Based Paint | 11 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 4 | Broken Pane | 2 |
| Re-roofing | 109 | Repair | 10 |
| Roof Structure Replacement | 14 | Replacement | 19 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 270 |
| Replace Main Panel | 1 | Curbs and Gutters | 270 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

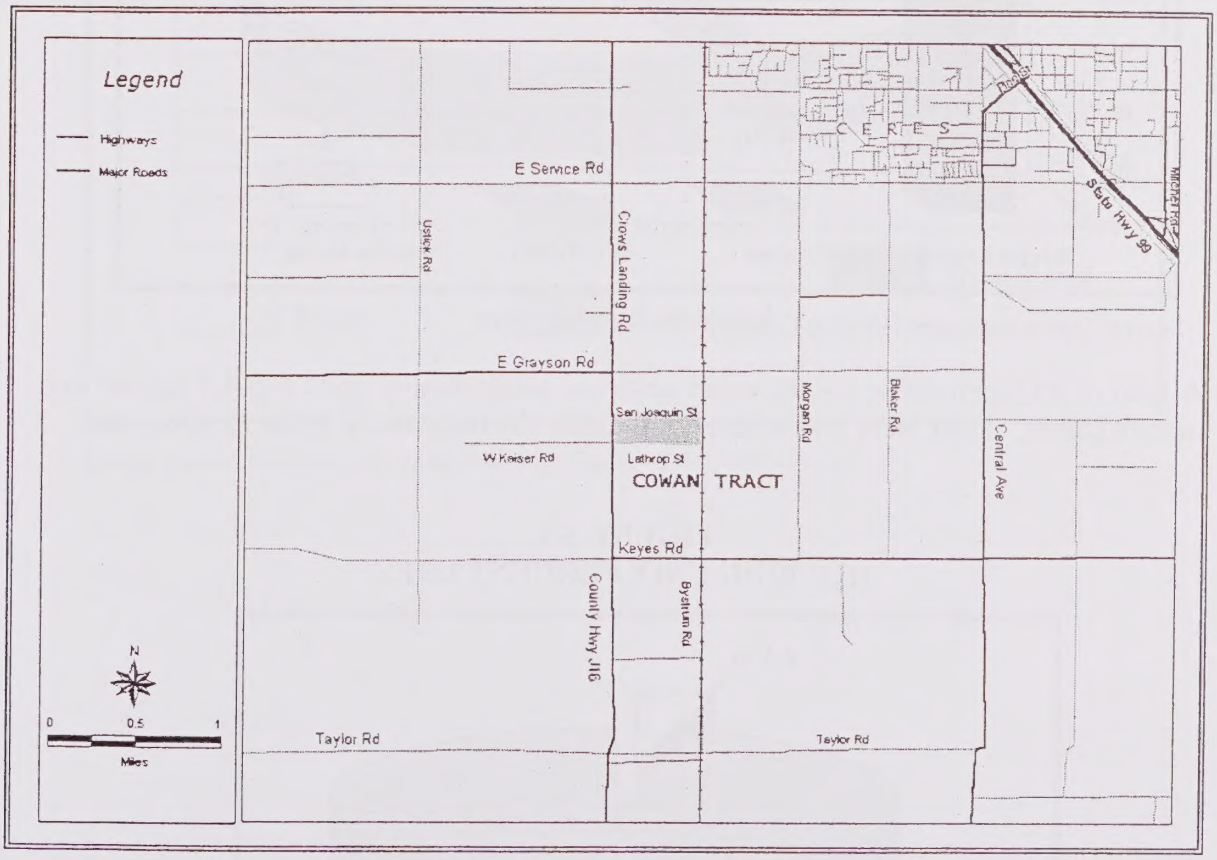
The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 49.5 percent of the units requiring this repair. A total of 29.1 percent of the housing units require re-roofing or roof repair. A total of 6.0 percent of the units require foundation repair, and 7.1 percent need window repair or replacement. Only two units were found to require electrical repairs. Over half of the housing units (61.9 percent) have no sidewalks, curbs or gutters.

In summary, of the single-family housing units, 54.7 percent are in sound condition and 44.9 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 85.7 percent of individual housing units configured as duplexes are in sound condition, with 14.3 percent in need of rehabilitation. The survey showed that 67.7 percent of multifamily units are in sound condition, with 33.3 percent in need of rehabilitation. Finally, a total of 72.9 percent of the mobile homes in the Neighborhood are in sound condition, and 27.2 percent are in need of rehabilitation.

# SECTION 5
# COWAN TRACT NEIGHBORHOOD

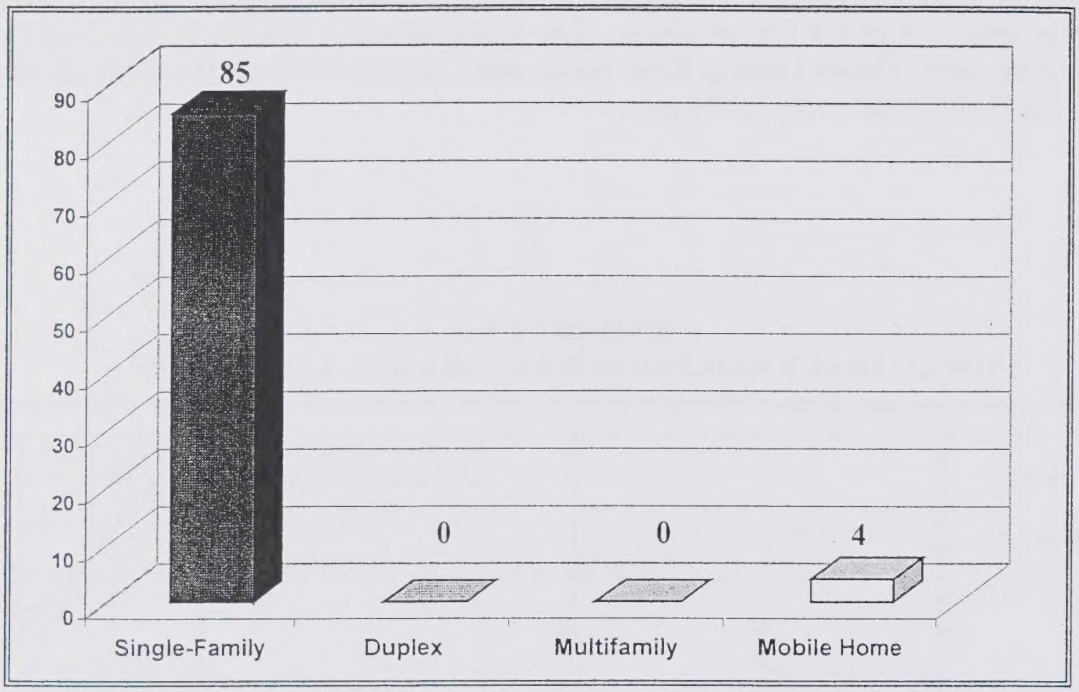
The Cowan Tract Neighborhood is located in central Stanislaus County, approximately one mile southwest of the City of Ceres. The neighborhood is defined by San Joaquin Street on the north, Crows Landing Road on the west, Lathrop Street on the south and the Union Pacific Railroad tracks on the east.

## EXHIBIT 5-1
## COWAN TRACT NEIGHBORHOOD, STANISLAUS COUNTY



A total of 89 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

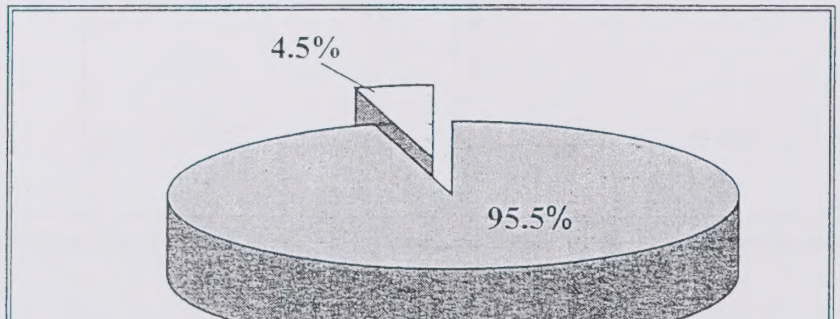
**FIGURE 5-1**
**COWAN TRACT HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

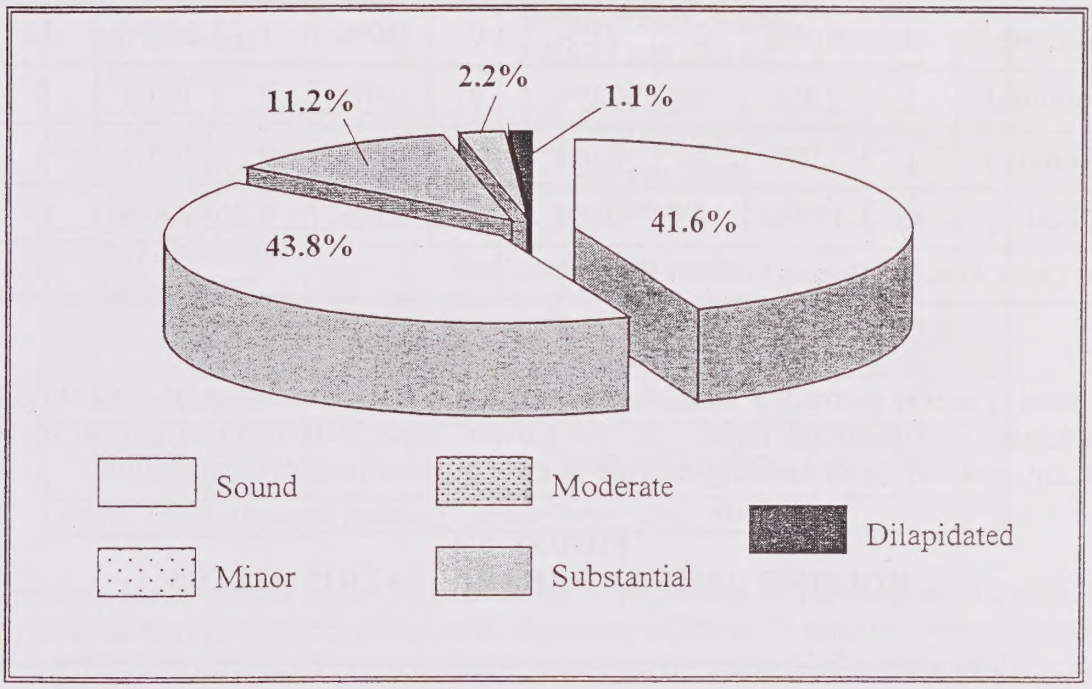
A total of 95.5 percent of the surveyed units are single-family units and 4.5 percent are mobile homes. There were no duplexes or multifamily units found in the neighborhood.

**FIGURE 5-2**
**HOUSING UNIT PERCENTAGES**



Of all units, 43.8 percent are in sound condition, no repairs needed, while 41.6 percent need minor repairs, and an additional 11.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and one single-family unit is dilapidated.

**FIGURE 5-3**
**HOUSING UNITS BY CONDITION**




Source: Laurin Associates Housing Condition Survey 2002, 2003

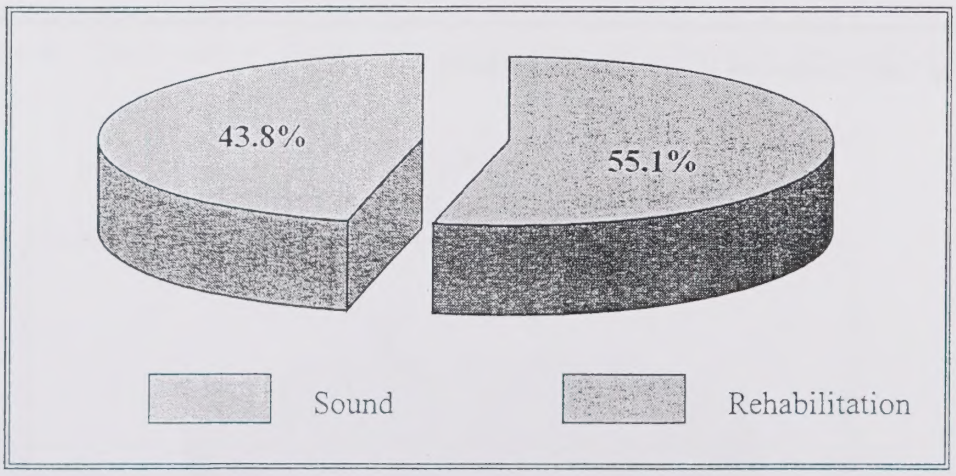
## TABLE 5-1
## COWAN TRACT NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 39 | 45.9% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 39 |
| Minor | 34 | 40.0% | 0 | 0.0% | 0 | 0.0% | 3 | 75.0% | 37 |
| Moderate | 9 | 10.6% | 0 | 0.0% | 0 | 0.0% | 1 | 25.0% | 10 |
| Substantial | 2 | 2.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 |
| Dilapidated | 1 | 1.2% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 85 | 100% | 0 | 0.0% | 0 | 0.0% | 4 | 100% | 89 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Cowan Tract Neighborhood a total of 55.1 percent, or 49 of the 89 housing units are in need of some form of rehabilitation.

## FIGURE 5-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 49**

## TABLE 5-2
## COWAN TRACT NEIGHBORHOOD NEEDED REPAIRS

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 0 | Re-painting | 21 |
| Partial Foundation | 2 | Patching/ Painting | 14 |
| No or Needs Foundation | 0 | Replacement Siding/ &/or Lead –Based Paint | 12 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 1 | Broken Pane | 0 |
| Re-roofing | 37 | Repair | 5 |
| Roof Structure Replacement | 7 | Replacement | 3 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 0 | Sidewalks | 89 |
| Replace Main Panel | 1 | Curbs and Gutters | 89 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

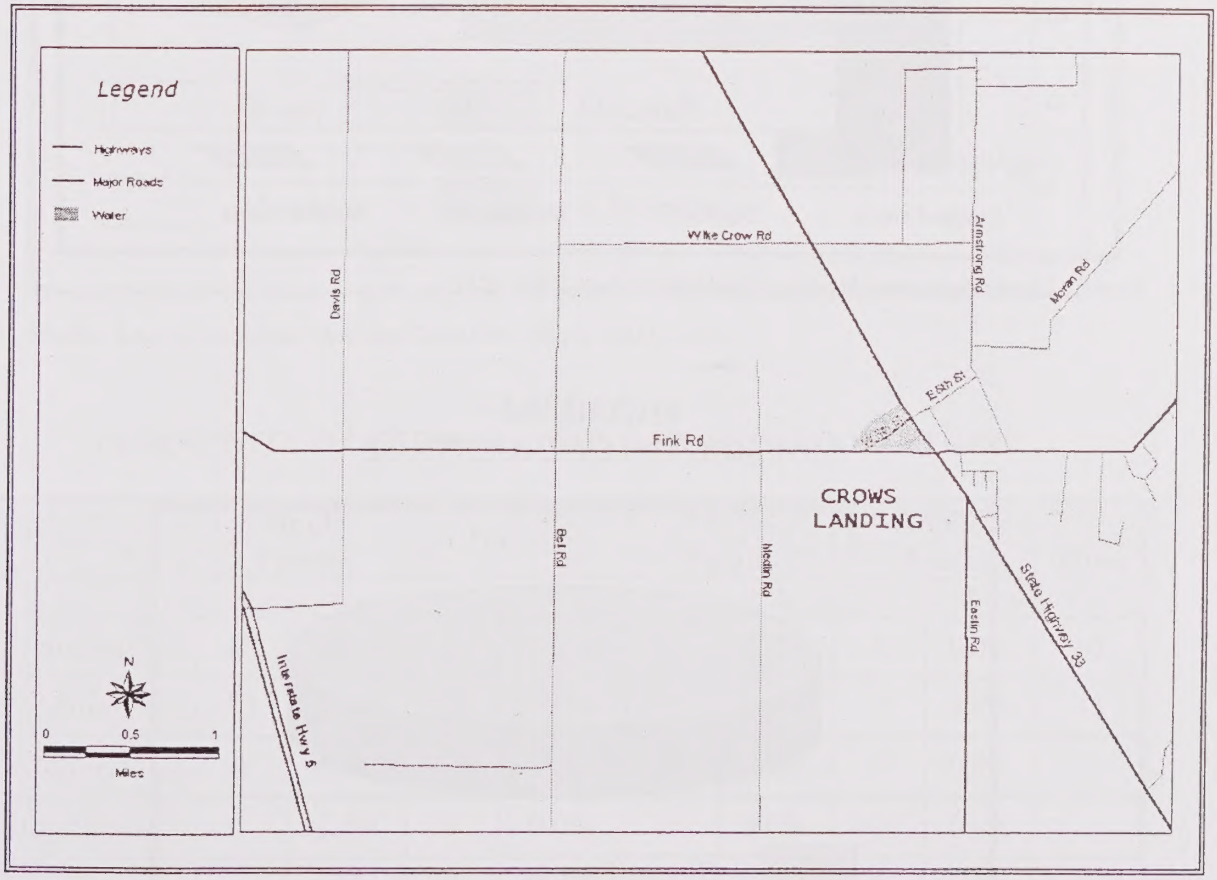
The primary repair needed in the Neighborhood is repainting or patching and repainting of the external structure, where a total of 52.8 percent of the units need this improvement. The next most common need is re-roofing or roof repair, where 51.7 percent of the units are in need of this repair. . Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

In summary, of the single-family housing units, 45.9 percent are in sound condition and 50.6 percent are in need of rehabilitation. One single-family home was considered dilapidated. All four mobile homes are in need of at least minor rehabilitation.

# SECTION 6
# COMMUNITY OF CROWS LANDING

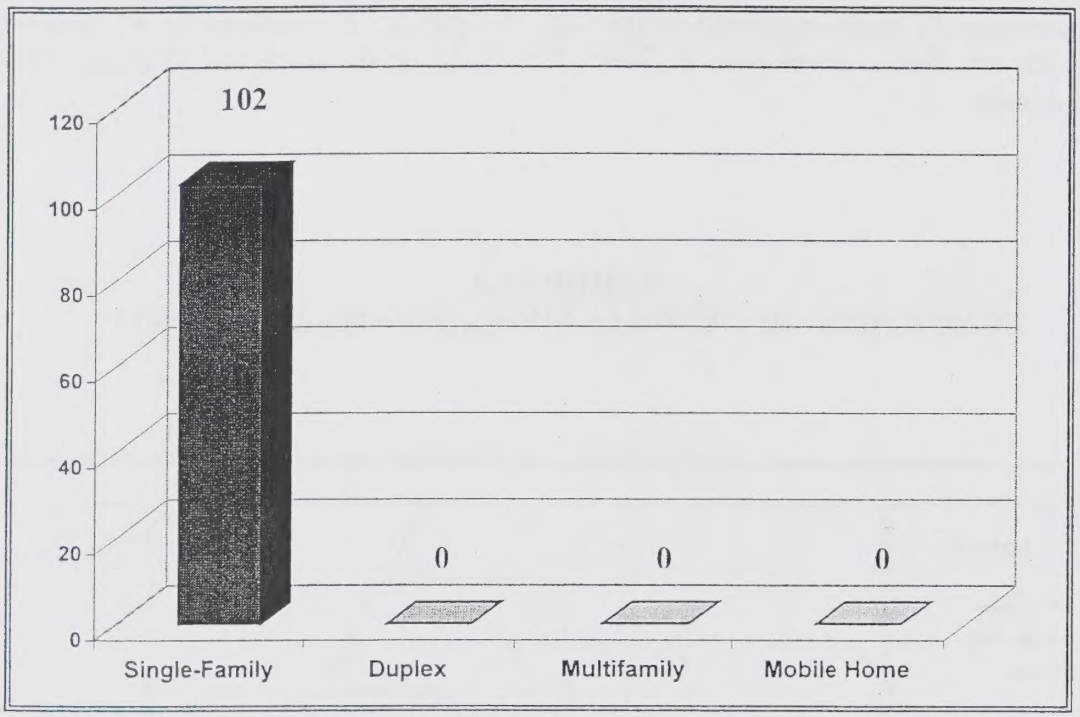
The Community of Crows Landing is located in southwestern Stanislaus County, approximately 13 miles southwest of the City of Turlock. It is defined by 4th Street on the northwest, Bonita Avenue on the west, Fink Road on the south and Highway 33 on the northeast.

## EXHIBIT 6-1
## COMMUNITY OF CROWS LANDING, STANISLAUS COUNTY



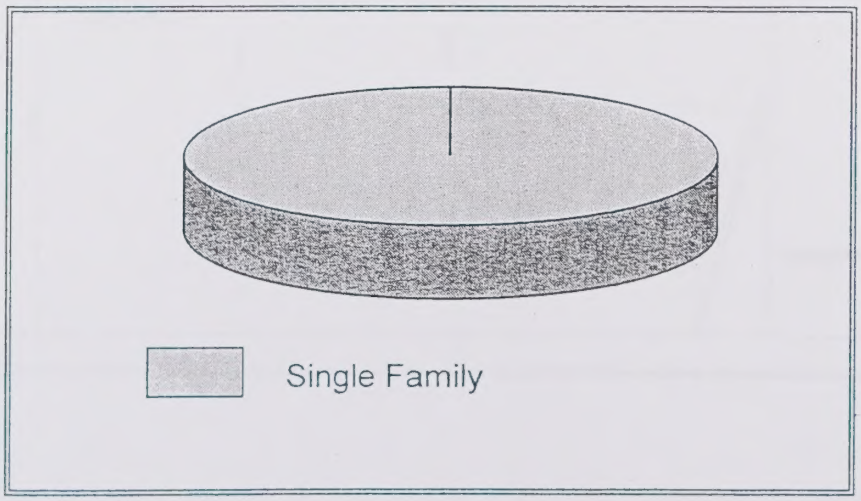
A total of 102 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, with the majority being in sound condition.

**FIGURE 6-1**
**COMMUNITY OF CROWS LANDING HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

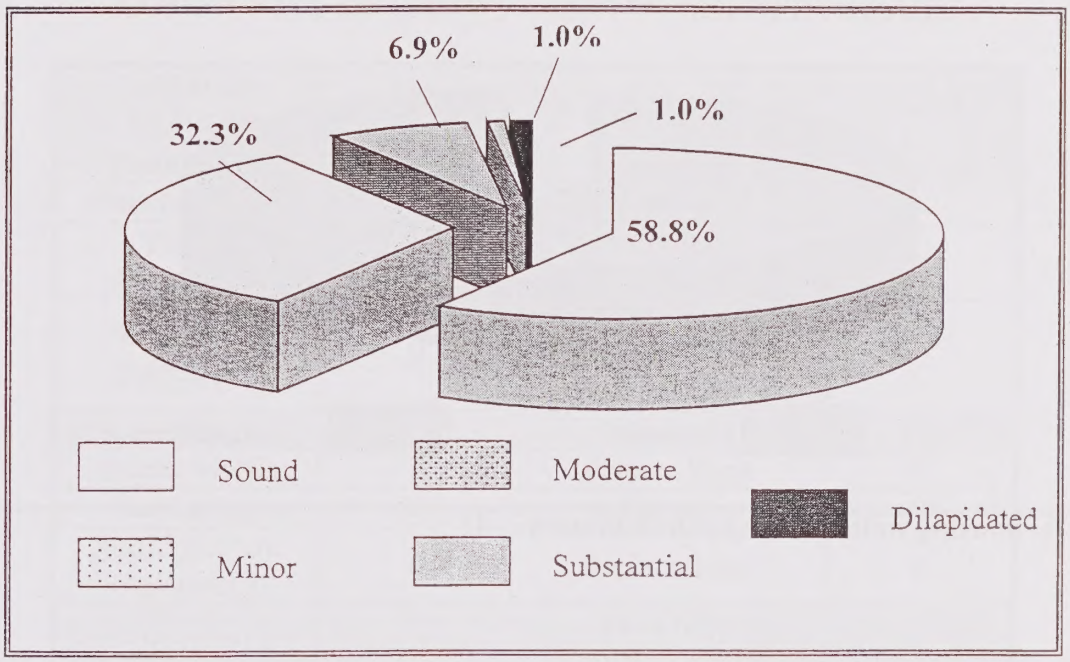
**FIGURE 6-2**
**HOUSING UNIT PERCENTAGE**



Of all units, 58.8 percent are in sound condition, no repairs needed, while 32.3 percent need minor repairs, and an additional 6.9 percent need moderate repairs. Only one percent of the units surveyed need substantial repair, and one percent of the housing units were dilapidated.

FIGURE 6-3

HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

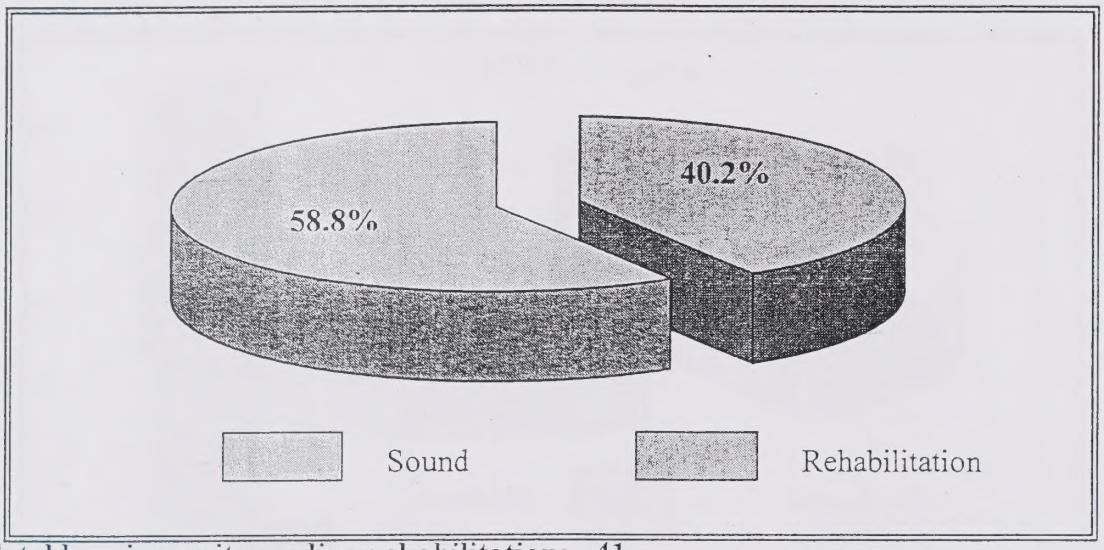
TABLE 6-1
COMMUNITY OF CROWS LANDING HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 60 | 58.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 60 |
| Minor | 33 | 32.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 33 |
| Moderate | 7 | 6.9% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 7 |
| Substantial | 1 | 1.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Dilapidated | 1 | 1.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 102 | 100% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 102 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Crows Landing a total of 40.2 percent, or 41 of the 102 housing units are in need of some form of rehabilitation.

**FIGURE 6-4**
**HOUSING UNITS BY REHABILITATION STATUS**




**Total housing units needing rehabilitation: 41**

The primary repair needed in the Community is repainting of the external structure, with 41 percent of the units requiring this, and 32 percent of the units in need of re-roofing. Very few units require foundation or electrical repair and less than eight percent need window repair or replacement. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 6-2**
**COMMUNITY OF CROWS LANDING NEEDED REPAIRS**

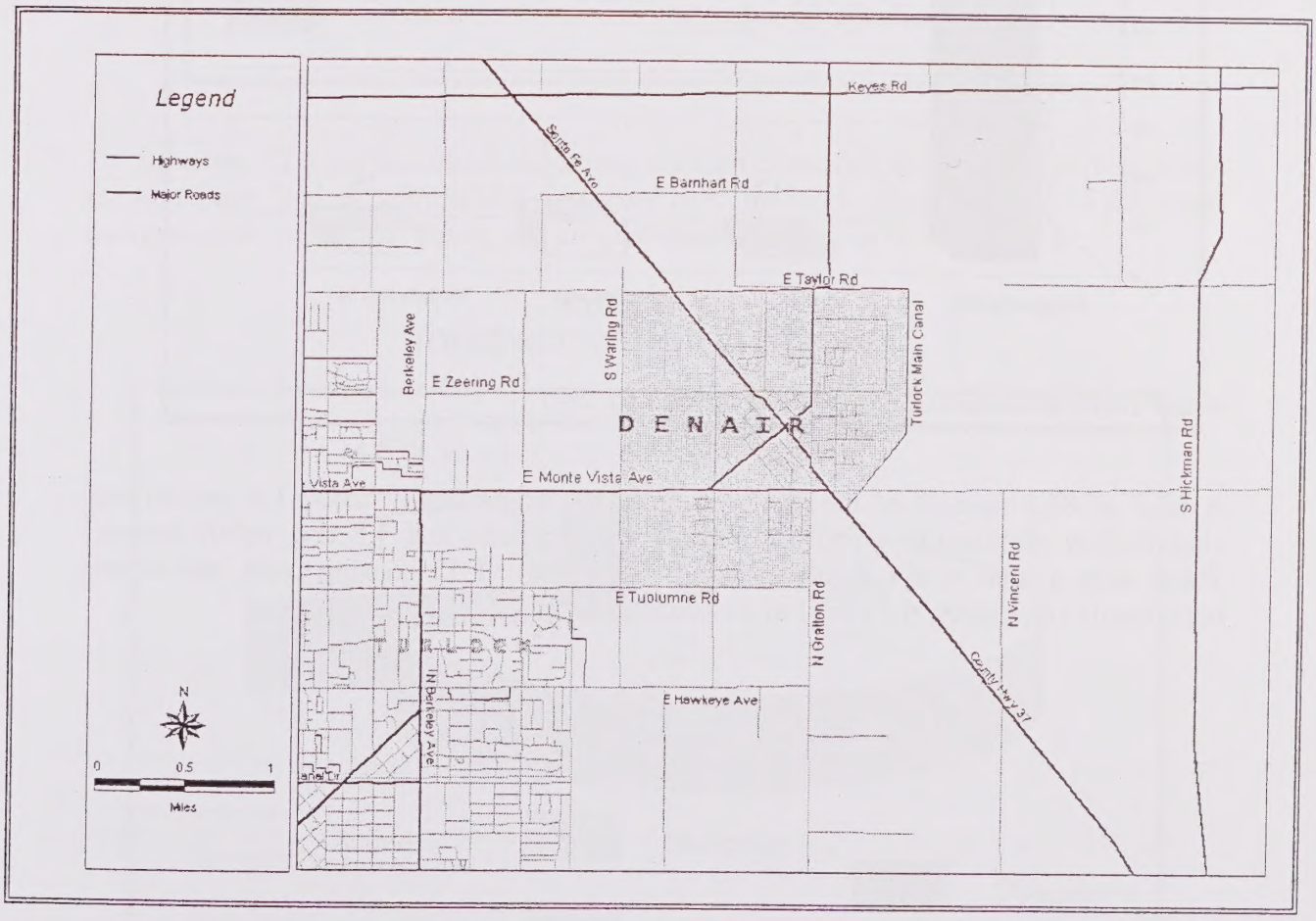
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 2 | Re-painting | 42 |
| Partial Foundation | 0 | Patching/ Painting | 23 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 3 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 3 | Broken Pane | 0 |
| Re-roofing | 33 | Repair | 2 |
| Roof Structure Replacement | 4 | Replacement | 6 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 0 | Sidewalks | 102 |
| Replace Main Panel | 1 | Curbs and Gutters | 102 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 58.8 percent are in sound condition and 40.2 percent are in need of rehabilitation. Of the housing needs in need of rehabilitation, the majority, or 80.5 percent, require only minor repairs or repainting. The remaining 19.5 percent need moderate to substantial repair. Only one housing unit is considered dilapidated.

# SECTION 7
# COMMUNITY OF DENAIR

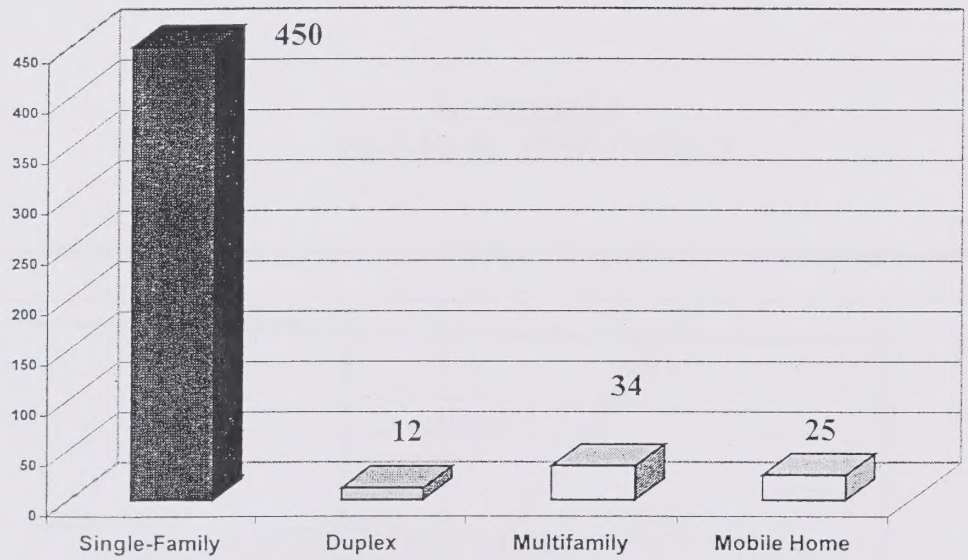
The Community of Denair is located in central Stanislaus County, immediately east of the City of Turlock. It is generally defined by Taylor Road on the north, Waring Road on the west, Tuolumne Road on the south and the Turlock Main Canal on the east.

## EXHIBIT 7-1
## COMMUNITY OF DENAIR



The US Census reports 1,553 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 521 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

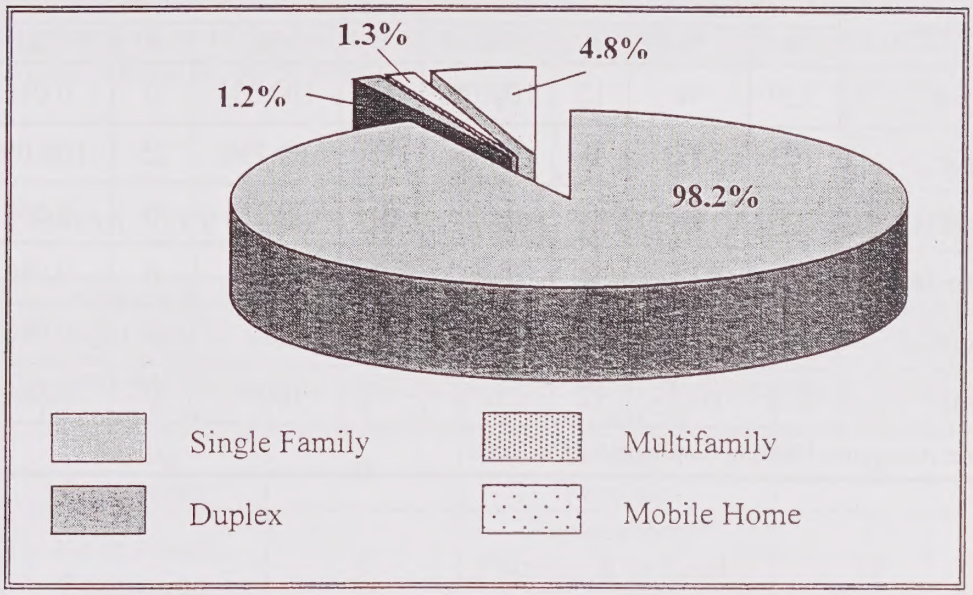
**FIGURE 7-1**
**COMMUNITY OF DENAIR HOUSING TYPES (33% sample)**




Source: Laurin Associates Housing Condition Survey 2002, 2003

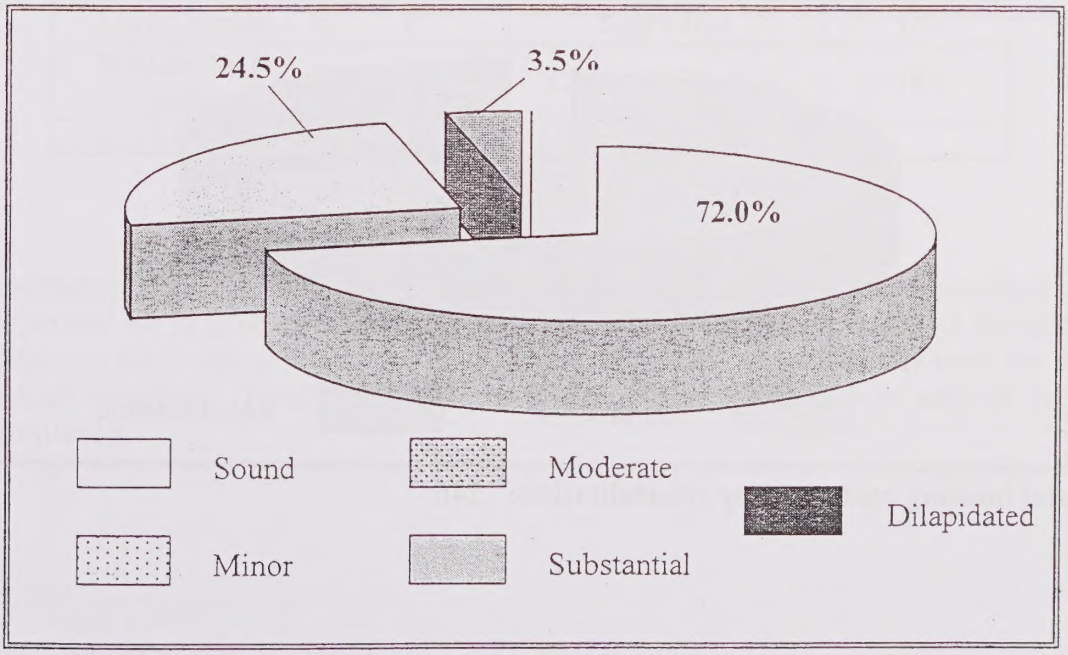
A total of 86.3 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.2 percent are duplexes, and 4.8 are mobile homes. There were a total of six duplexes found, for a total of 12 housing units, and seven multifamily complexes, for a total of 34 housing units.

**FIGURE 7-2**
**HOUSING UNIT PERCENTAGES**




Of all units, 72.0 are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 3.5 percent need moderate repairs. None of the units surveyed need substantial repair, and no dilapidated housing units were found.

**FIGURE 7-3**
**HOUSING UNITS BY CONDITION**




Source: Laurin Associates Housing Condition Survey 2002, 2003

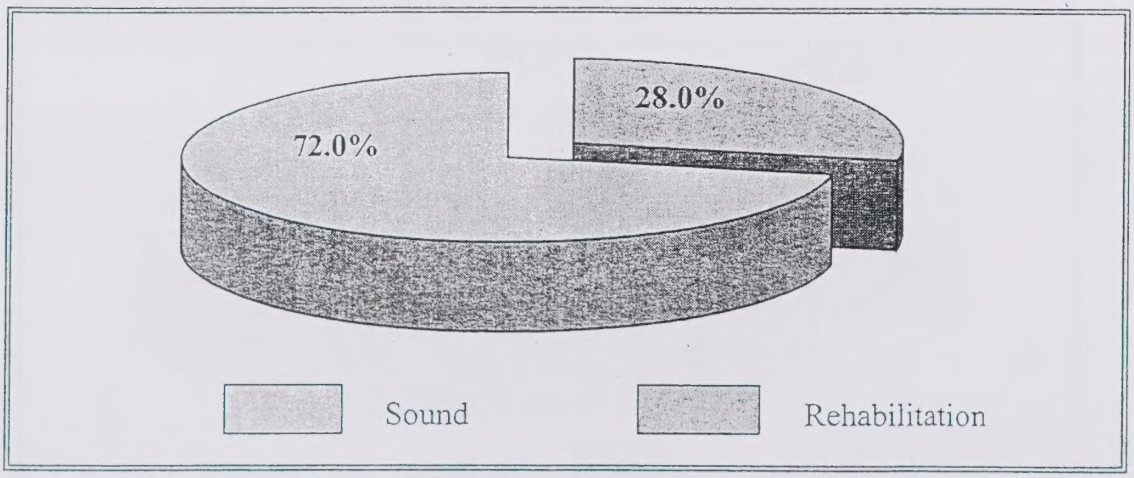
## TABLE 7-1
## COMMUNITY OF DENAIR HOUSING TYPES HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 329 | % | 12 | 100.0% | 34 | 100.0% | 0 | 0.0% | 375 |
| Minor | 103 | % | 0 | 0.0% | 0 | 60.7% | 25 | 100.0% | 128 |
| Moderate | 18 | % | 0 | 0.0% | 0 | 39.3% | 0 | 0.0% | 18 |
| Substantial | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 0 | 0.0% | 0 |
| Dilapidated | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 0 | 0.0% | 0 |
| Total | 450 | 100% | 12 | 100% | 34 | 100% | 25 | 100% | 521 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Denair a total of 56.2 percent, or 146 of the 521 housing units are in need of some form of rehabilitation.

## FIGURE 7-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 146**

The primary repair needed in the Community is re-roofing or roof repair, where 40.3 percent of the units require this repair. A total of 35.1 percent require painting and/or patching or siding replacement of the external structure. Only 1.7 percent of the units require window repair or replacement, and only two units require foundation repair. No units were found to be in need of electrical repairs. A total of 35.5 percent of the housing units have no sidewalks, curbs or gutters.

**TABLE 7-2**
**COMMUNITY OF DENAIR HOUSING TYPES NEEDED REPAIRS**

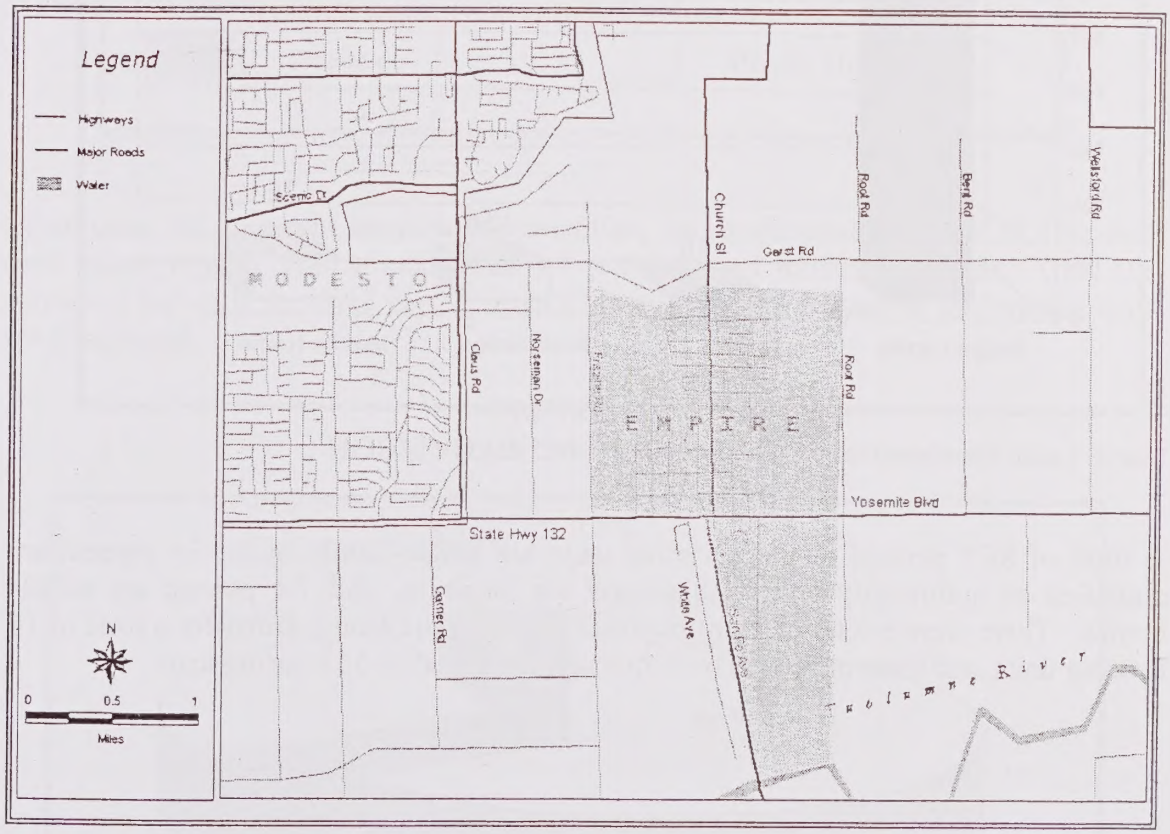
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 2 | Re-painting | 89 |
| Partial Foundation | 0 | Patching/ Painting | 75 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 19 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 87 | Broken Pane | 3 |
| Re-roofing | 114 | Repair | 3 |
| Roof Structure Replacement | 9 | Replacement | 6 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 0 | Sidewalks | 185 |
| Replace Main Panel | 9 | Curbs and Gutters | 185 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 73.1 percent are in sound condition and 26.9 percent are in need of rehabilitation. All of the individual housing units configured as duplexes are in sound condition. The survey showed all of multifamily units are also in sound condition. Finally, 100 percent of the mobile homes are in need of minor rehabilitation.

# SECTION 8
# COMMUNITY OF EMPIRE

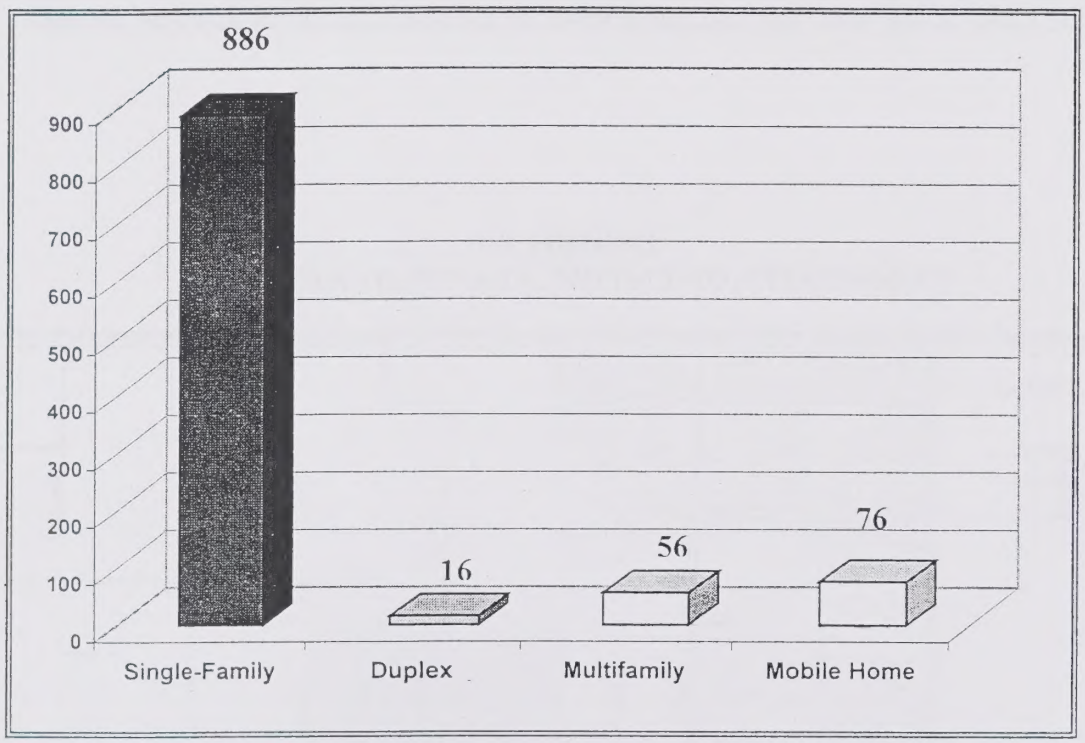
The Community of Empire is located in central Stanislaus County, approximately 3 miles southeast of the City of Modesto. The Community is defined by Garst Road on the north, Frazine Road on the west, the Tuolumne River on the south and Root Road on the east.

## EXHIBIT 8-1
## COMMUNITY OF EMPIRE, STANISLAUS COUNTY



A total of 1,034 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

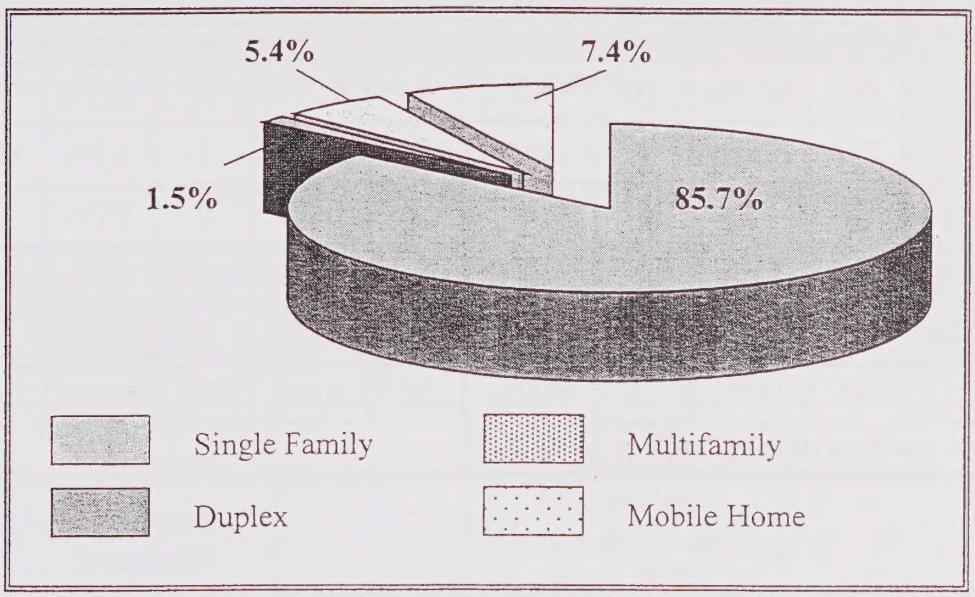
**FIGURE 8-1**
**COMMUNITY OF EMPIRE HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

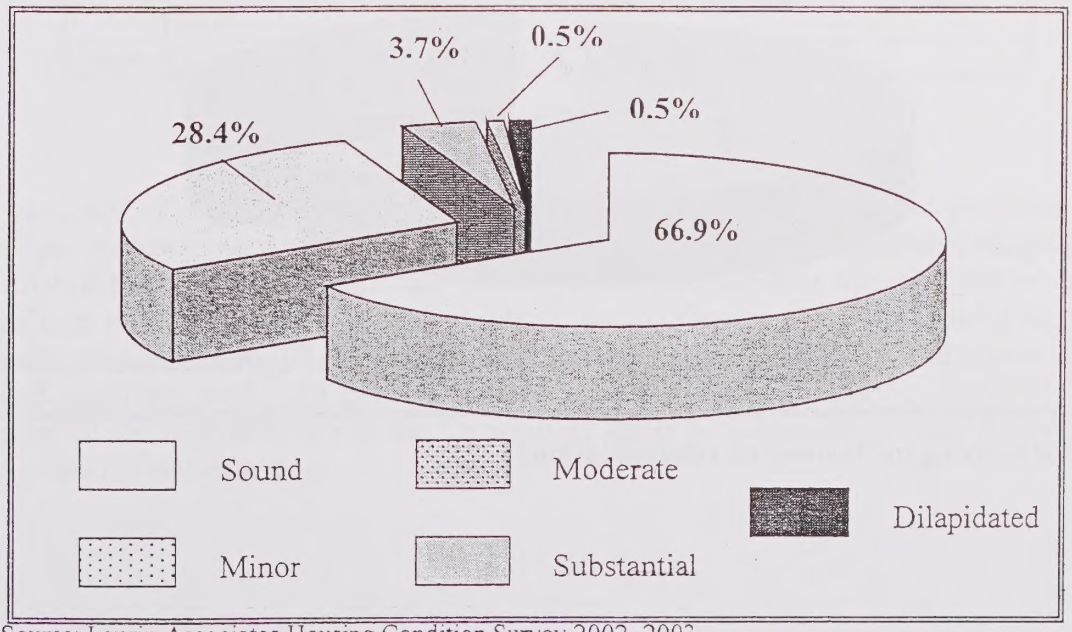
A total of 85.7 percent of the surveyed units are single-family units, 5.4 percent are classified as multifamily units; 1.5 percent are duplexes, and 7.4 percent are mobile homes. There were a total of eight duplexes found in the Community, for a total of 16 housing units, and three multifamily complexes, for a total of 56 housing units.

FIGURE 8-2
HOUSING UNIT PERCENTAGES




Of all units, 66.9 percent are in sound condition, no repairs needed, while 28.4 percent need minor repairs, and an additional 3.7 percent need moderate repairs. Only 0.5 percent of the units surveyed need substantial repair, and 0.5 percent of the housing units are dilapidated.

FIGURE 8-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

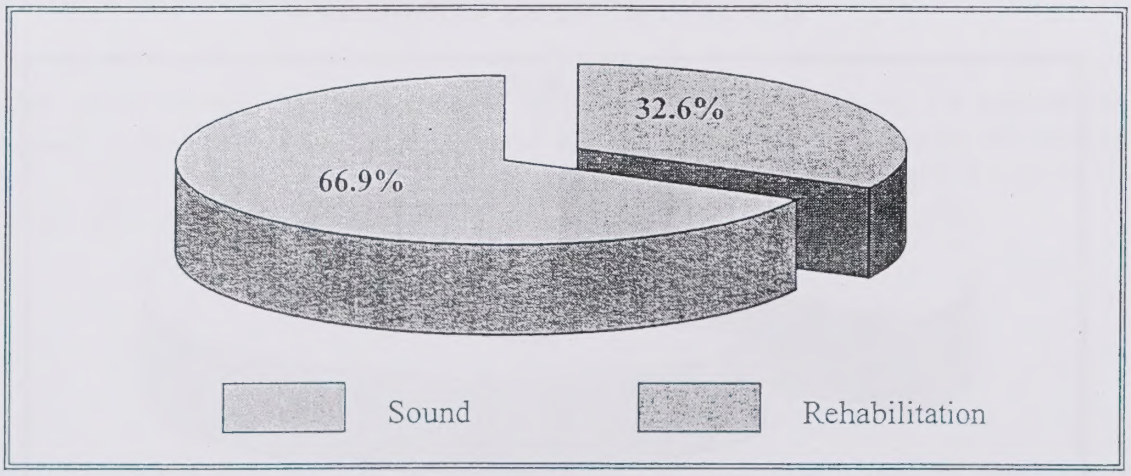
TABLE 8-1
COMMUNITY OF EMPIRE HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 563 | 63.5% | 10 | 62.5% | 46 | 82.1% | 73 | 96.1% | 692 |
| Minor | 277 | 31.3% | 4 | 25.0 | 10 | 17.9% | 3 | 3.9% | 294 |
| Moderate | 38 | 4.3% | 0 | 0 | 0 | 0.0% | 0 | 0.0% | 38 |
| Substantial | 5 | 0.6% | 0 | 0 | 0 | 0.0% | 0 | 0.0% | 5 |
| Dilapidated | 3 | 0.3% | 2 | 12.5 | 0 | 0.0% | 0 | 0.0% | 5 |
| Total | 886 | 100% | 16 | 100% | 56 | 100% | 76 | 100% | 1,034 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Empire a total of 32.6 percent, or 337 of the 1,034 housing units are in need of some form of rehabilitation.

FIGURE 8-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 337**

The primary repair needed in the Community is re-roofing of the housing unit, with 30.2 percent of the units requiring this, followed by 25.3 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and less than six percent need window repair or replacement. Nearly half of the housing units (48.4 percent) have no sidewalks, curbs or gutters.

**TABLE 8-2**
**COMMUNITY OF EMPIRE NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 12 | Re-painting | 262 |
| Partial Foundation | 1 | Patching/ Painting | 98 |
| No or Needs Foundation | 2 | Replacement/ Painting &/or Lead – Based Paint | 30 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 2 | Broken Pane | 0 |
| Re-roofing | 297 | Repair | 31 |
| Roof Structure Replacement | 15 | Replacement | 26 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 8 | Sidewalks | 507 |
| Replace Main Panel | 3 | Curbs and Gutters | 500 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

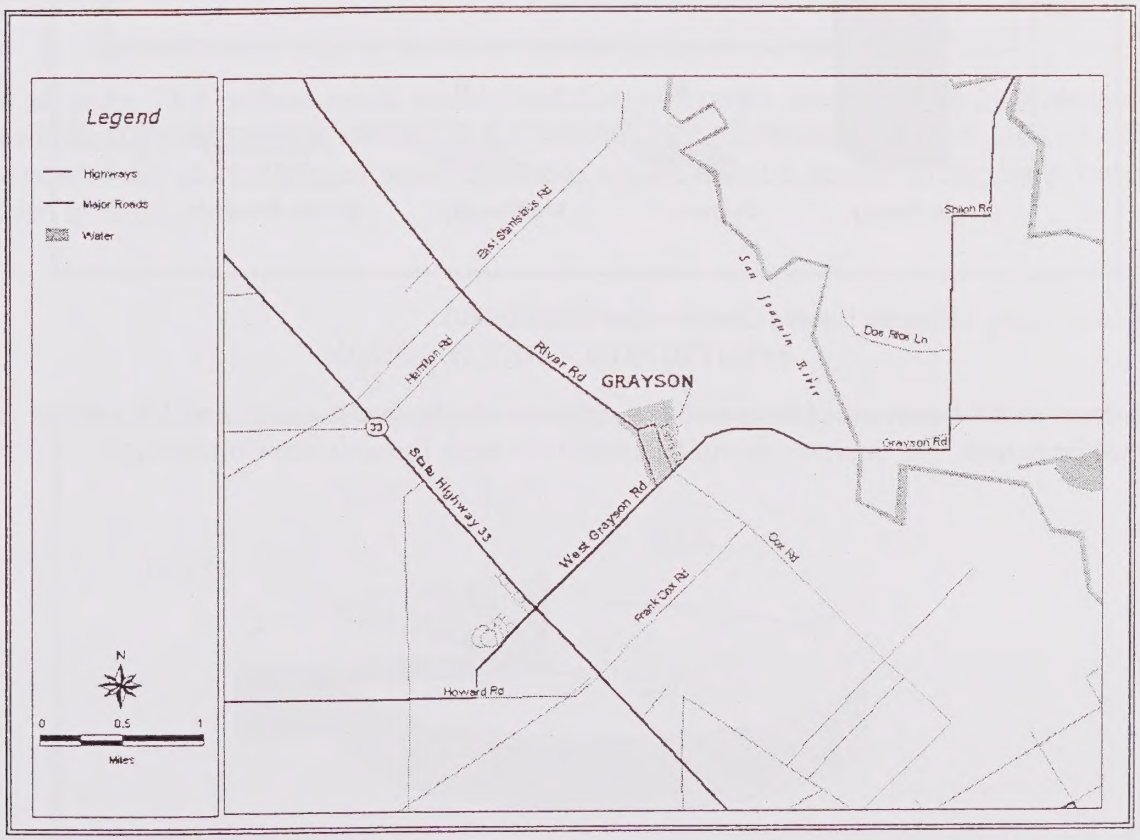
In summary, of the single-family housing units, 63.5 percent are in sound condition and 36.1 percent are in need of rehabilitation. Three housing units are considered dilapidated. A total of 62.5 percent of individual housing units configured as duplexes are in sound condition, with 25.0 percent in need of rehabilitation. One duplex (two housing units) is considered dilapidated. The survey showed that 82.1 percent of multifamily units are in sound condition, with 17.9 percent in need of rehabilitation. Finally, a total of 96.1 percent of the mobile homes in the Community are in sound condition, and 3.9 percent are in need of rehabilitation.

# SECTION 9
# COMMUNITY OF GRAYSON

The Community of Grayson is a small neighborhood located approximately eleven miles southwest of the City of Modesto. Grayson is generally defined by Hito Drive on the north, River Road on the west, Grayson Road on the south and the San Joaquin River on the east.

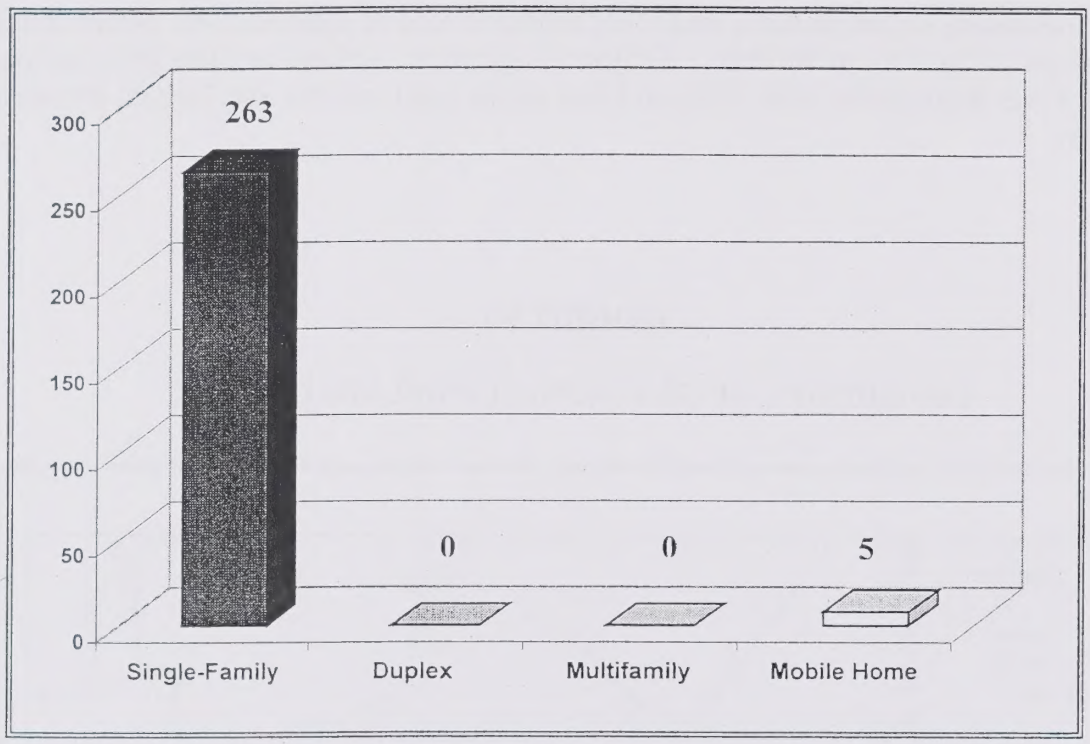
## EXHIBIT 9-1

## COMMUNITY OF GRAYSON, STANISLAUS COUNTY



A total of 268 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

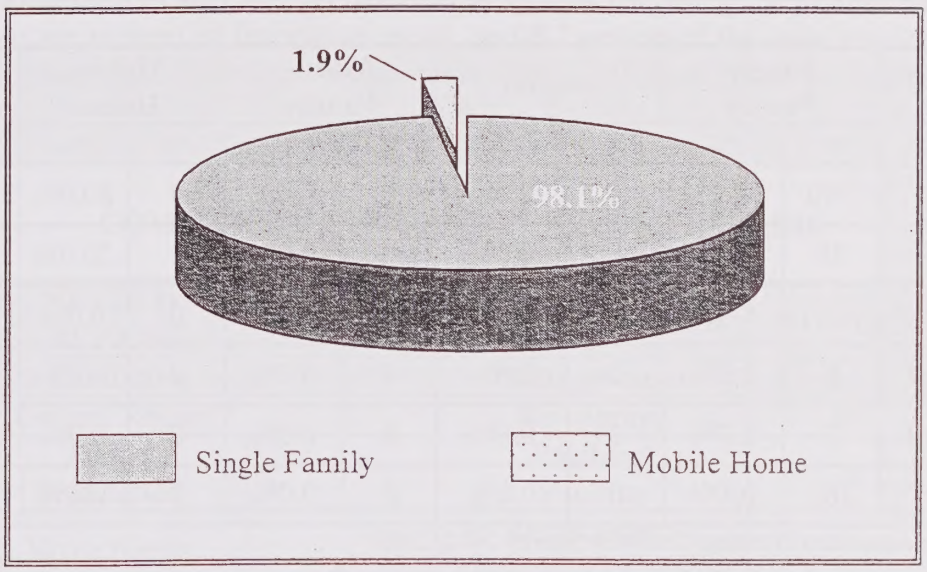
**FIGURE 9-1**
**COMMUNITY OF GRAYSON HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

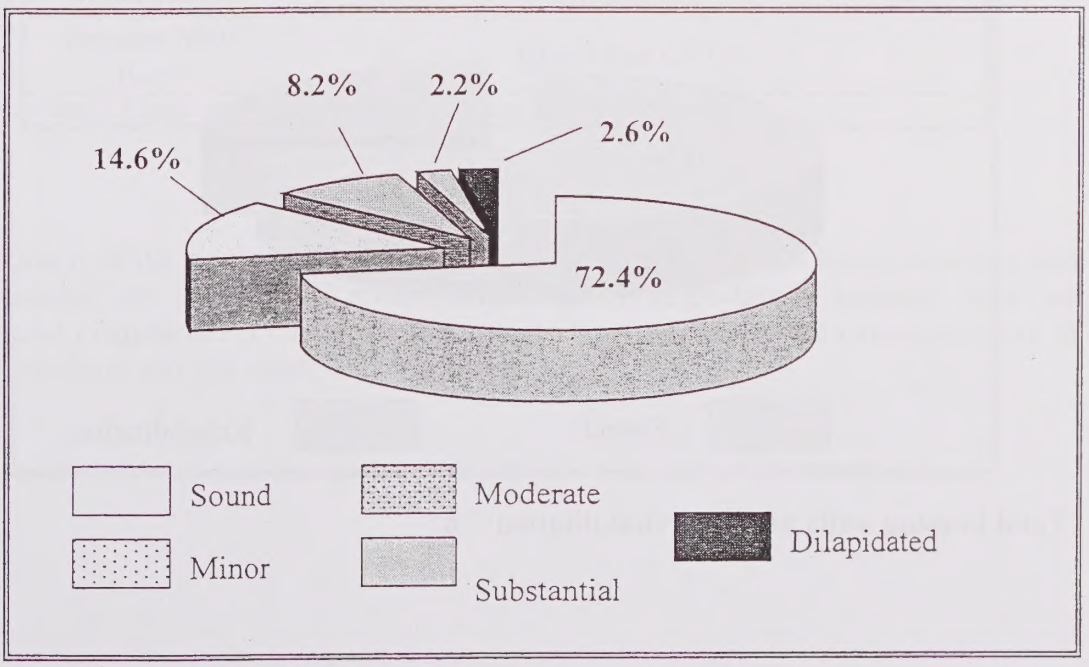
A total of 98.1 percent of the surveyed units are single-family units, and 1.9 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 9-2
HOUSING UNIT PERCENTAGES




Of all units, 72.4 percent are in sound condition, no repairs needed, while 14.6 percent need minor repairs, and an additional 8.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and 2.6 percent of the units were found to be dilapidated.

FIGURE 9-3
HOUSING UNITS CONDITIONS



Source: Laurin Associates Housing Condition Survey 2002, 2003

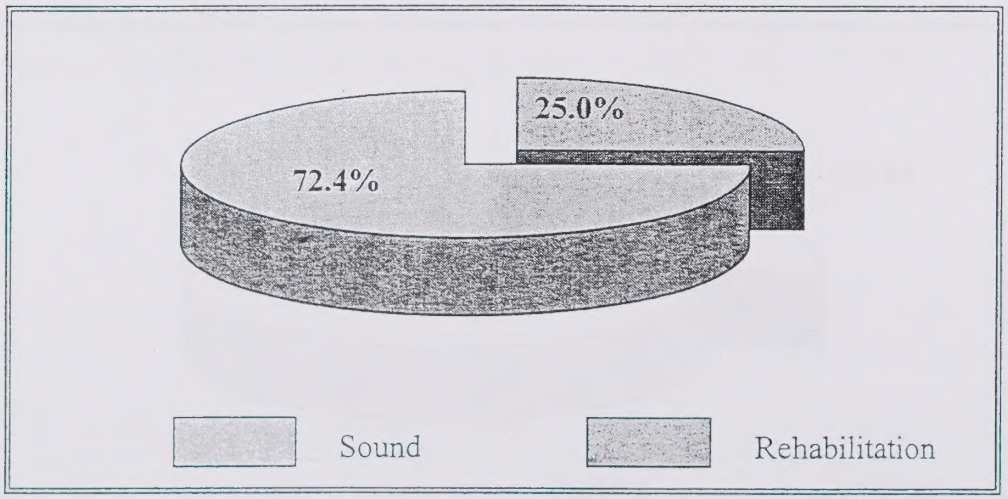
## TABLE 9-1
## COMMUNITY OF GRAYSON HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 190 | 72.2% | 0 | 0.0% | 0 | 0.0% | 4 | 80.0% | 194 |
| Minor | 38 | 14.4% | 0 | 0.0% | 0 | 0.0% | 1 | 20.0% | 39 |
| Moderate | 22 | 8.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 22 |
| Substantial | 6 | 2.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 6 |
| Dilapidated | 7 | 2.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 7 |
| Total | 263 | 100% | 0 | 0.0% | 0 | 0.0% | 5 | 100% | 268 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Grayson a total of 25.0 percent, or 67 of the 268 housing units are in need of some form of rehabilitation.

## FIGURE 9-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 67**

The primary improvements needed in the Community are repainting of the external structure, where 22.4 percent of the units show need for paint. An additional 20.1 percent of the housing units require re-roofing of the main housing unit, with an additional 5.6 percent requiring roof structure replacement as well as re-roofing. A total of 5.6 percent of the units are in need of foundation repair, and 8.2 percent of the units require window repair or replacement. Sidewalks are absent in front of 37.3 percent of the housing units.

**TABLE 9-2**
**COMMUNITY OF GRAYSON NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 11 | Re-painting | 60 |
| Partial Foundation | 0 | Patching/ Painting | 26 |
| No or Needs Foundation | 4 | Replacement/ Painting &/or Lead – Based Paint | 29 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 4 | Broken Pane | 0 |
| Re-roofing | 54 | Repair | 4 |
| Roof Structure Replacement | 15 | Replacement | 18 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 8 | Sidewalks | 114 |
| Replace Main Panel | 4 | Curbs and Gutters | 1 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 72.2 percent are in sound condition and 25.1 percent are in need of rehabilitation. Seven single-family housing units are considered dilapidated. Four of the five mobile homes found in the Community are in sound condition and one needs only minor repair.

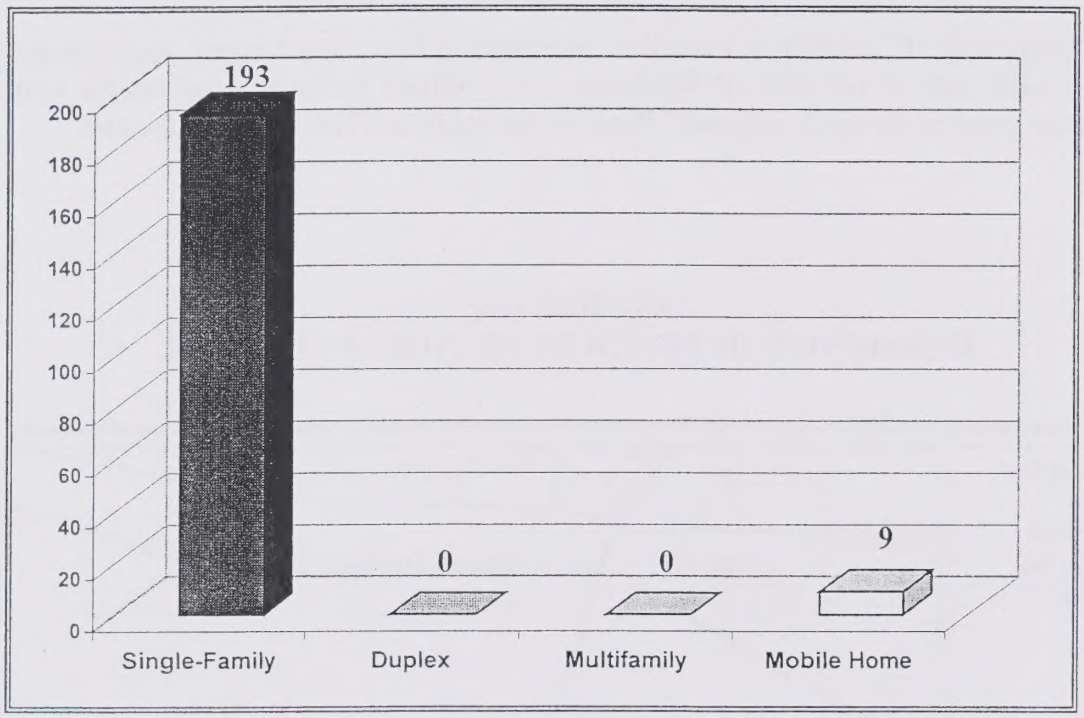
# SECTION 10
# COMMUNITY OF HICKMAN

The Community of Hickman is located in southeastern Stanislaus County, approximately eleven miles east of the City of Modesto. It is defined by Lake Road on the north, Hickman Road on the west, Cogswell Road on the south and Hall Road on the east.

## EXHIBIT 10-1
## COMMUNITY OF HICKMAN, STANISLAUS COUNTY

A total of 202 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

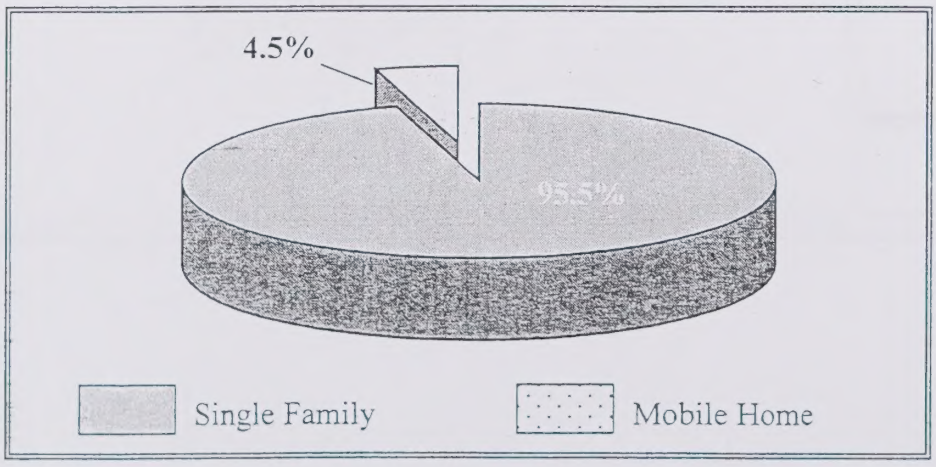
**FIGURE 10-1**
**COMMUNITY OF HICKMAN HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

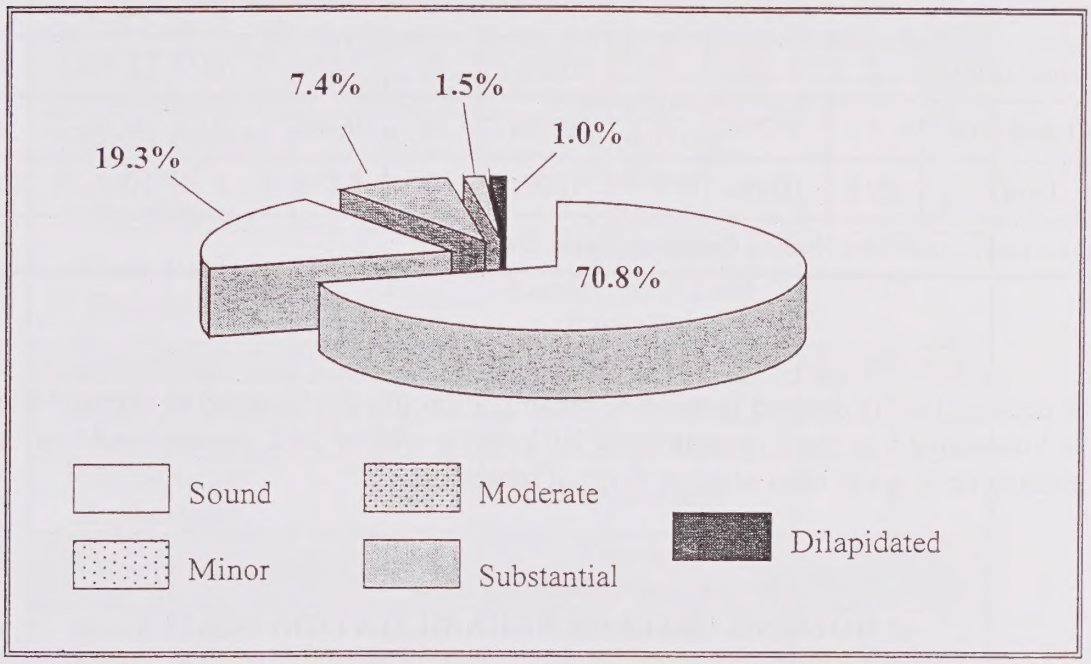
A total of 95.5 percent of the surveyed units are single-family units, and 4.5 percent are mobile homes. No duplexes or multifamily units were found in the Community.

**FIGURE 10-2**
**HOUSING UNIT PERCENTAGES**



Of all units, 70.8 percent are in sound condition, no repairs needed, while 19.3 percent need minor repairs, and an additional 7.4 percent need moderate repairs. A total of 1.5 percent of the units surveyed need substantial repair, and two housing units were found to be dilapidated in the Community.

**FIGURE 10-3**
**HOUSING UNITS CONDITIONS**




Source: Laurin Associates Housing Condition Survey 2002, 2003

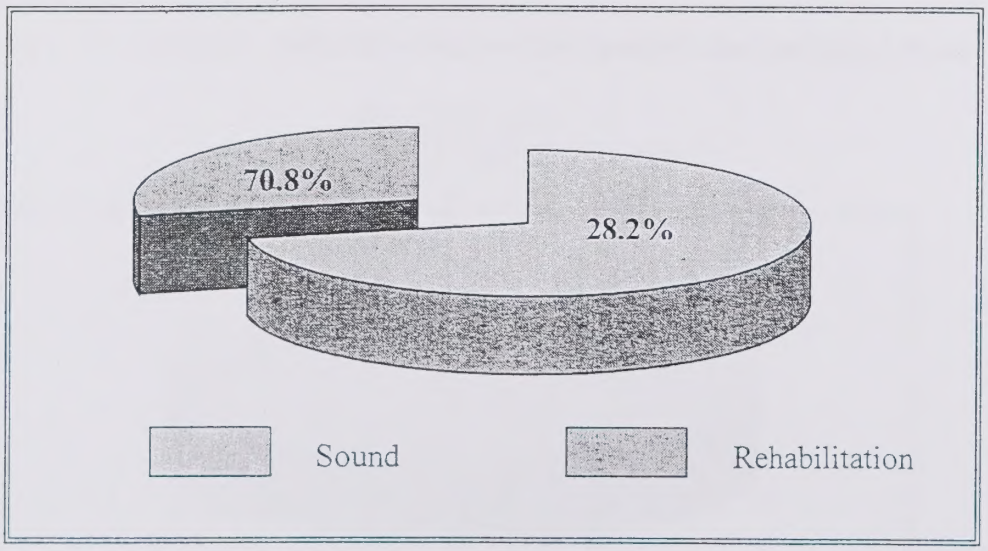
TABLE 10-1
COMMUNITY OF HICKMAN HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 137 | 71.0% | 0 | 0.0% | 0 | 0.0% | 6 | 66.7% | 143 |
| Minor | 37 | 19.2% | 0 | 0.0% | 0 | 0.0% | 2 | 22.2% | 39 |
| Moderate | 15 | 7.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 15 |
| Substantial | 2 | 1.0% | 0 | 0.0% | 0 | 0.0% | 1 | 11.1% | 3 |
| Dilapidated | 2 | 1.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 |
| Total | 193 | 100% | 0 | 0.0% | 0 | 0.0% | 9 | 100% | 202 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Hickman a total of 28.2 percent, or 57 of the 202 housing units are in need of some form of rehabilitation.

FIGURE 10-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 57**

The primary repair needed in the Community is repainting of the external structure, with 27.2 percent of the units requiring this, and 23.8 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters were absent in front of 69.8 percent of the housing units in the Community.

**TABLE 10-1**
**COMMUNITY OF HICKMAN NEEDED REPAIRS**

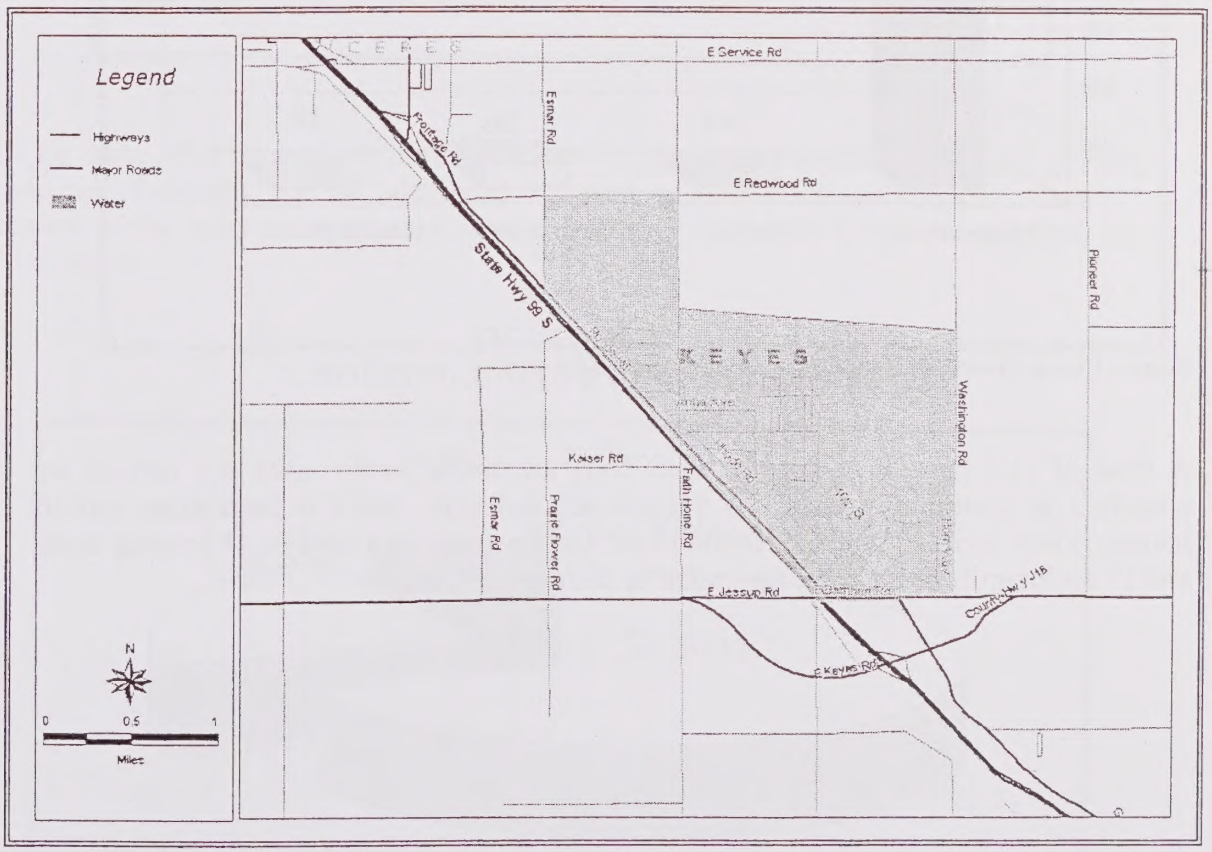
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 4 | Re-painting | 55 |
| Partial Foundation | 0 | Patching/ Painting | 28 |
| No or Needs Foundation | 2 | Replacement/ Painting &/or Lead – Based Paint | 15 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 1 | Broken Pane | 0 |
| Re-roofing | 48 | Repair | 8 |
| Roof Structure Replacement | 5 | Replacement | 6 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 150 |
| Replace Main Panel | 1 | Curbs and Gutters | 141 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 71.0 percent are in sound condition and 28.0 percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. Six of the nine mobile homes found in the Community are in sound condition, two need only minor repair, and one needs substantial repair.

# SECTION 11
# COMMUNITY OF KEYES

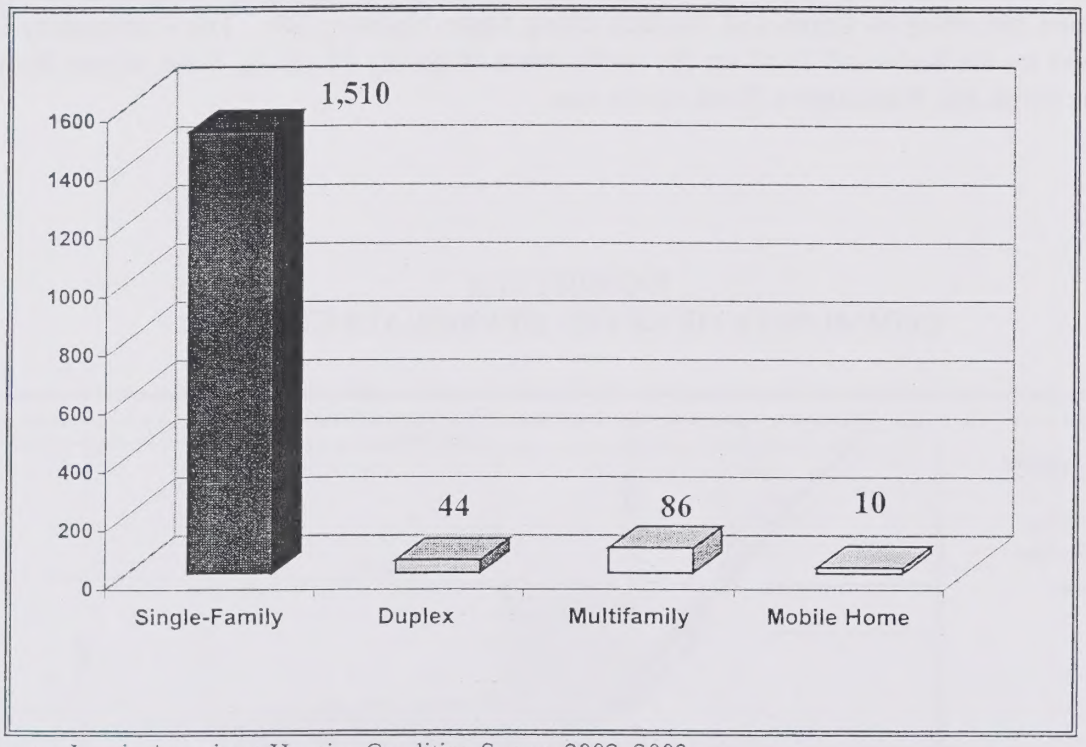
The Community of Keyes is located in central Stanislaus County, approximately half way between the cities of Ceres and Turlock along State Highway 99. The Community is defined by the Redwood Road on the north, State Highway 99 on the west, Keyes Road on the south and Washington Road on the east.

## EXHIBIT 11-1
## COMMUNITY OF KEYES, STANISLAUS COUNTY



A total of 1,650 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

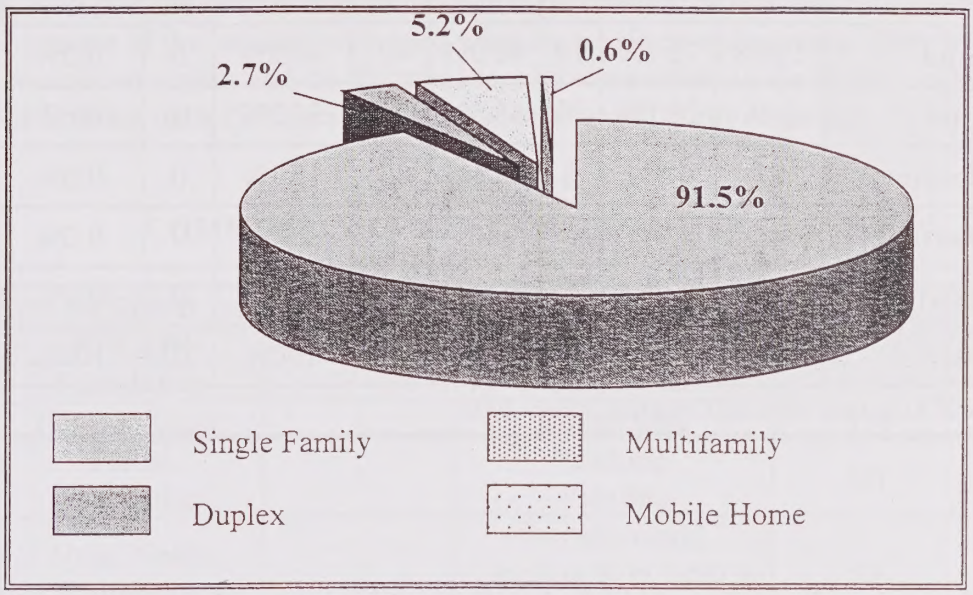
**FIGURE 11-1**
**COMMUNITY OF KEYES HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

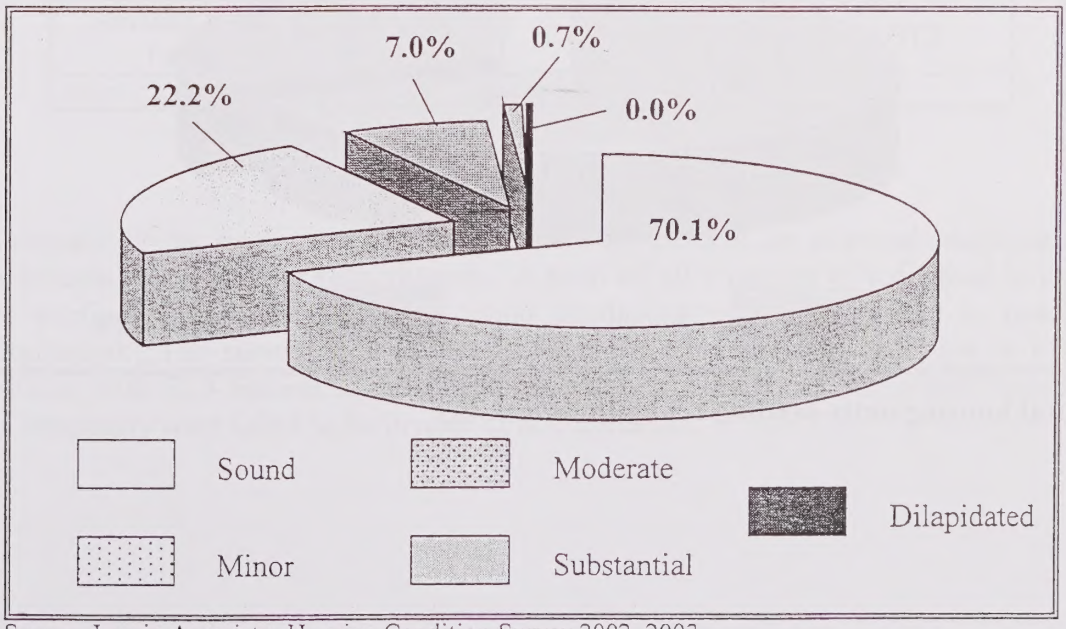
A total of 91.5 percent of the surveyed units are single-family units, 5.2 percent are classified as multifamily units; 2.7 percent are duplexes, and 0.6 percent are mobile homes. There were 22 duplexes found in the Community, for a total of 44 housing units, and 17 multifamily complexes, for a total of 86 housing units.

FIGURE 11-2
HOUSING UNITS BY TYPE




Of all units, 69.5 percent are in sound condition, no repairs needed, while 22.7 percent need minor repairs, and an additional 7.2 percent need moderate repairs. Only 0.7 percent of the units surveyed need substantial repair, and none of the housing units are dilapidated.

FIGURE 11-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

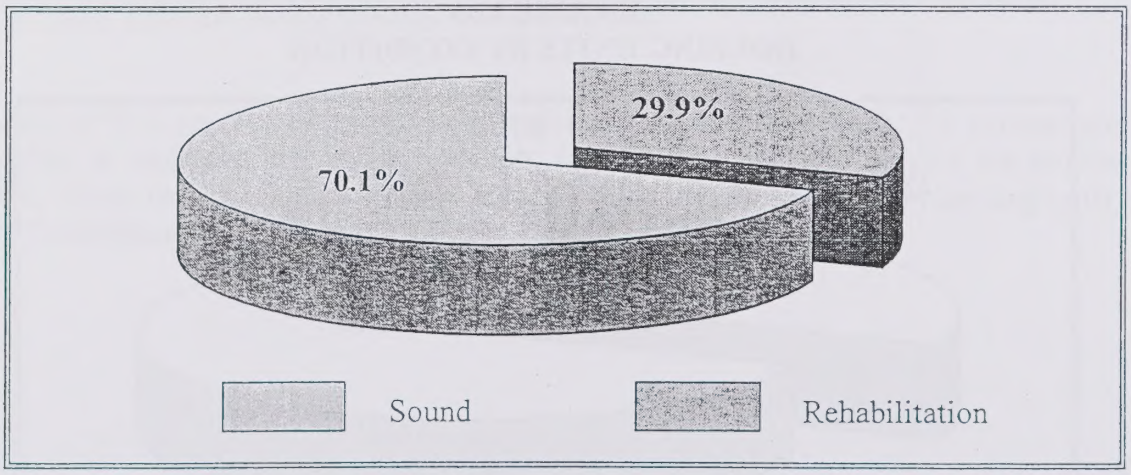
## TABLE 11-1
## COMMUNITY OF KEYES HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 1,098 | 72.7% | 18 | 40.9% | 41 | 47.7% | 0 | 0.0% | 1,157 |
| Minor | 304 | 20.1% | 20 | 45.5% | 32 | 37.2% | 10 | 100.0% | 366 |
| Moderate | 97 | 6.4% | 6 | 13.6% | 13 | 15.1% | 0 | 0.0% | 116 |
| Substantial | 11 | 0.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 11 |
| Dilapidated | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Total | 1,510 | 100% | 44 | 100% | 86 | 100% | 10 | 100% | 1,650 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Keyes a total of 29.9 percent, or 493 of the 1,650 housing units are in need of some form of rehabilitation.

## FIGURE 11-4
## HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 493**

The primary repair needed in the Community is repainting, or patching or replacing of the exterior housing surface, with 70.9 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 27.0 percent of the units requiring this repair. Only 5.2 percent of the housing units need window repair or replacement. Very few units require foundation repair, and no electrical repairs were noted in the Community. Over half of the housing units (55.3 percent) have no sidewalks, curbs or gutters.

**TABLE 11-2**
**COMMUNITY OF KEYES NEEDED REPAIRS**

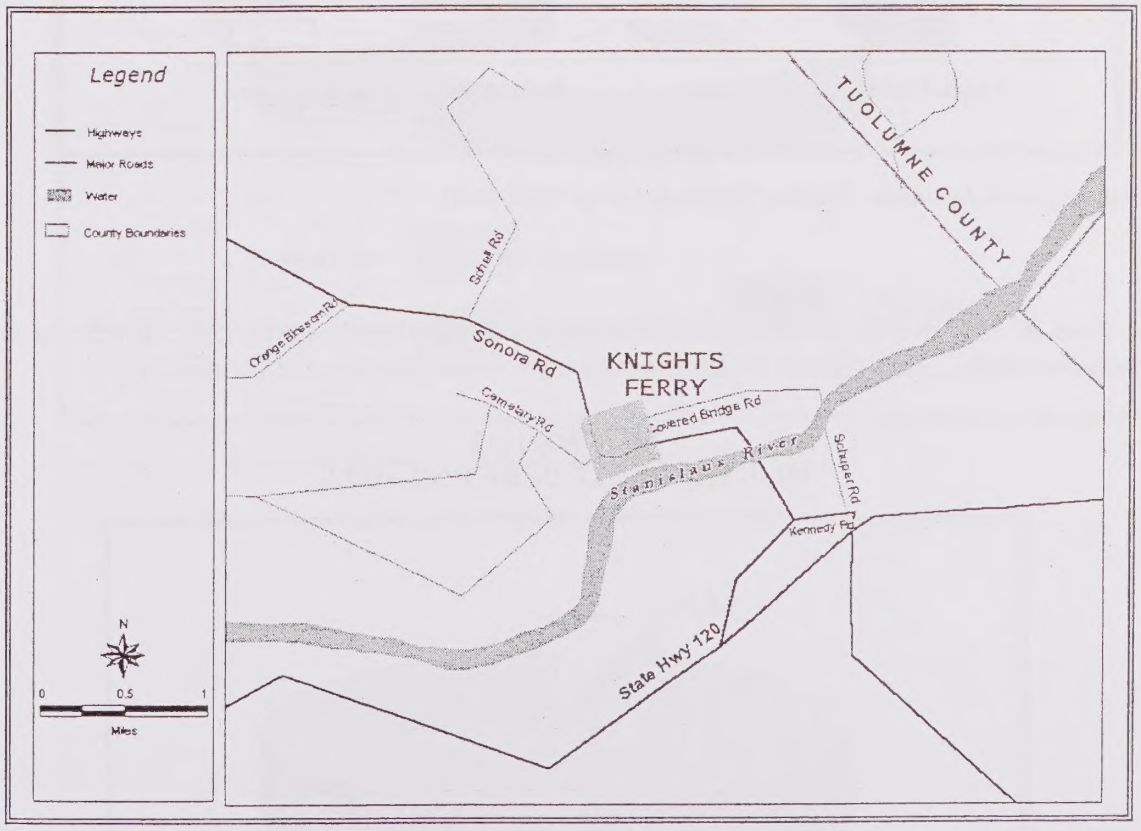
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 4 | Re-painting | 814 |
| Partial Foundation | 0 | Patching/ Painting | 301 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 55 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 14 | Broken Pane | 0 |
| Re-roofing | 390 | Repair | 51 |
| Roof Structure Replacement | 43 | Replacement | 35 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 0 | Sidewalks | 912 |
| Replace Main Panel | 0 | Curbs and Gutters | 912 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 72.7 percent are in sound condition and 27.3 percent are in need of rehabilitation. A total of 40.9 percent of individual housing units configured as duplexes are in sound condition, with 59.1 percent in need of rehabilitation. The survey showed that 47.7percent of multifamily units are in sound condition, with 52.3 percent in need of rehabilitation. Finally, all the mobile homes in the Community were found to be in need of rehabilitation.

# SECTION 12
# COMMUNITY OF KNIGHTS FERRY

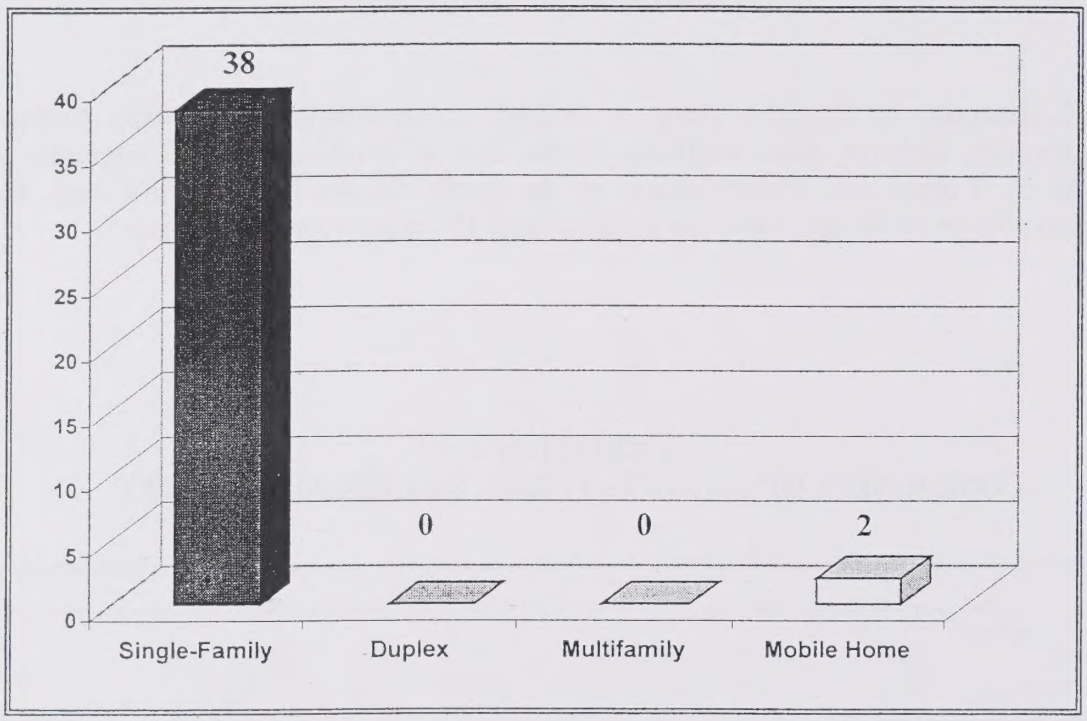
The Community of Knights Ferry is located in northeastern Stanislaus County, approximately eighteen miles northeast of the City of Modesto. The Community is defined by Vantine and Fisher streets on the north, Sonora Road on the west, the Stanislaus River on the south and the Knights Ferry Recreation Area on the east.

## EXHIBIT 12-1
## COMMUNITY OF KNIGHTS FERRY, STANISLAUS COUNTY




A total of 40 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

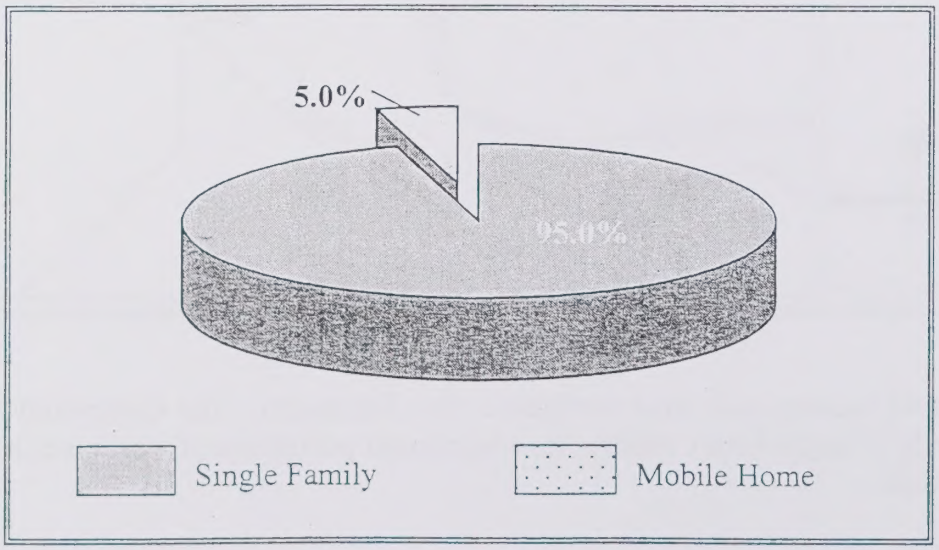
FIGURE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

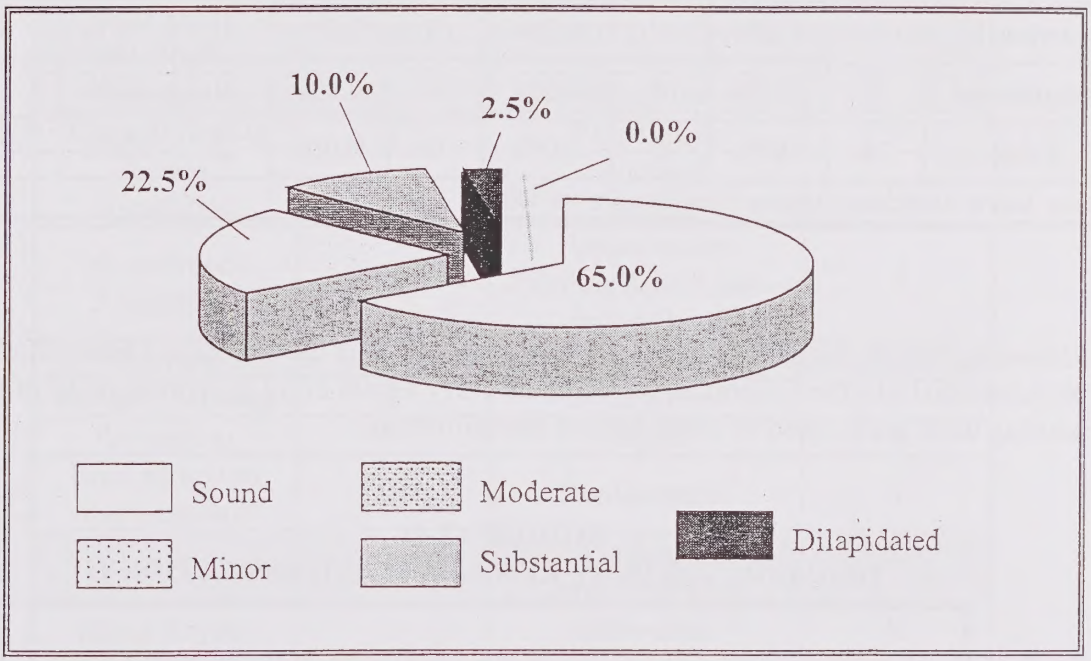
A total of 95.0 percent of the surveyed units are single-family units, and 5.0 percent are mobile homes. No duplexes or multifamily units were found in the Community.

FIGURE 12-2
HOUSING UNIT PERCENTAGES



Of all units, 65.0 percent are in sound condition, no repairs needed, while 22.5 percent need minor repairs, and an additional 10.0 percent need moderate repairs. A total of 2.5 percent of the units surveyed need substantial repair, and no housing units were found to be dilapidated in the Community.

**FIGURE 12-3**
**HOUSING UNITS CONDITIONS**




Source: Laurin Associates Housing Condition Survey 2002, 2003

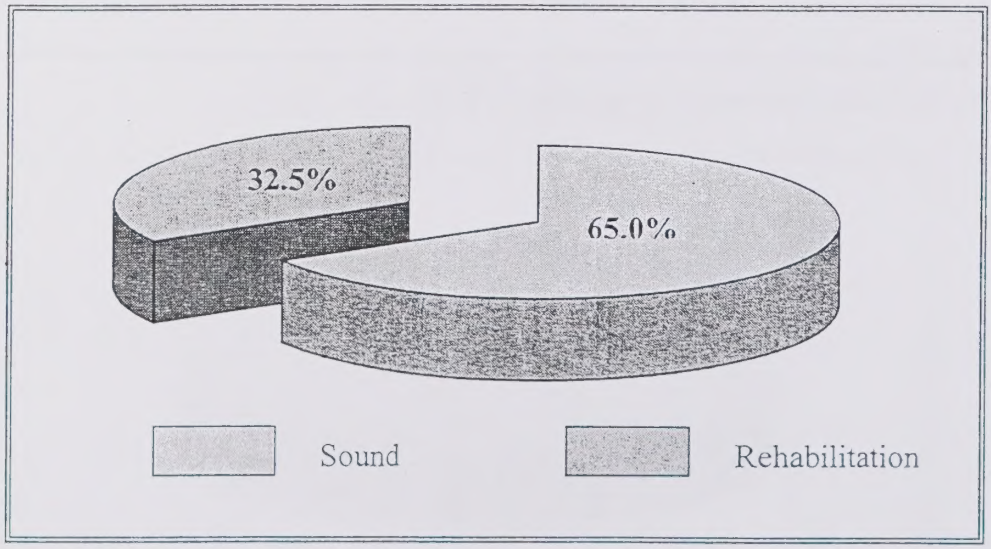
TABLE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 25 | 65.8% | 0 | 0.0% | 0 | 0.0% | 1 | 50.0% | 26 |
| Minor | 8 | 21.1% | 0 | 0.0% | 0 | 0.0% | 1 | 50.0% | 9 |
| Moderate | 4 | 10.5% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 4 |
| Substantial | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Dilapidated | 1 | 2.6% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 38 | 100% | 0 | 0.0% | 0 | 0.0% | 2 | 100% | 40 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Knights Ferry a total of 32.5 percent, or 13 of the 40 housing units are in need of some form of rehabilitation.

FIGURE 12-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 13**

The primary repair needed in the Community is repainting, patching or siding replacement of the external structure, with 55.0 percent of the units requiring this improvement, and 22.5 percent of the units in need of re-roofing or roof repair. A total of 22.5 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 12-2**
**COMMUNITY OF KNIGHTS FERRY NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 2 | Re-painting | 8 |
| Partial Foundation | 0 | Patching/ Painting | 11 |
| No or Needs Foundation | 1 | Replacement/ Painting &/or Lead – Based Paint | 3 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 2 | Broken Pane | 0 |
| Re-roofing | 6 | Repair | 5 |
| Roof Structure Replacement | 1 | Replacement | 4 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 2 | Sidewalks | 40 |
| Replace Main Panel | 1 | Curbs and Gutters | 40 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

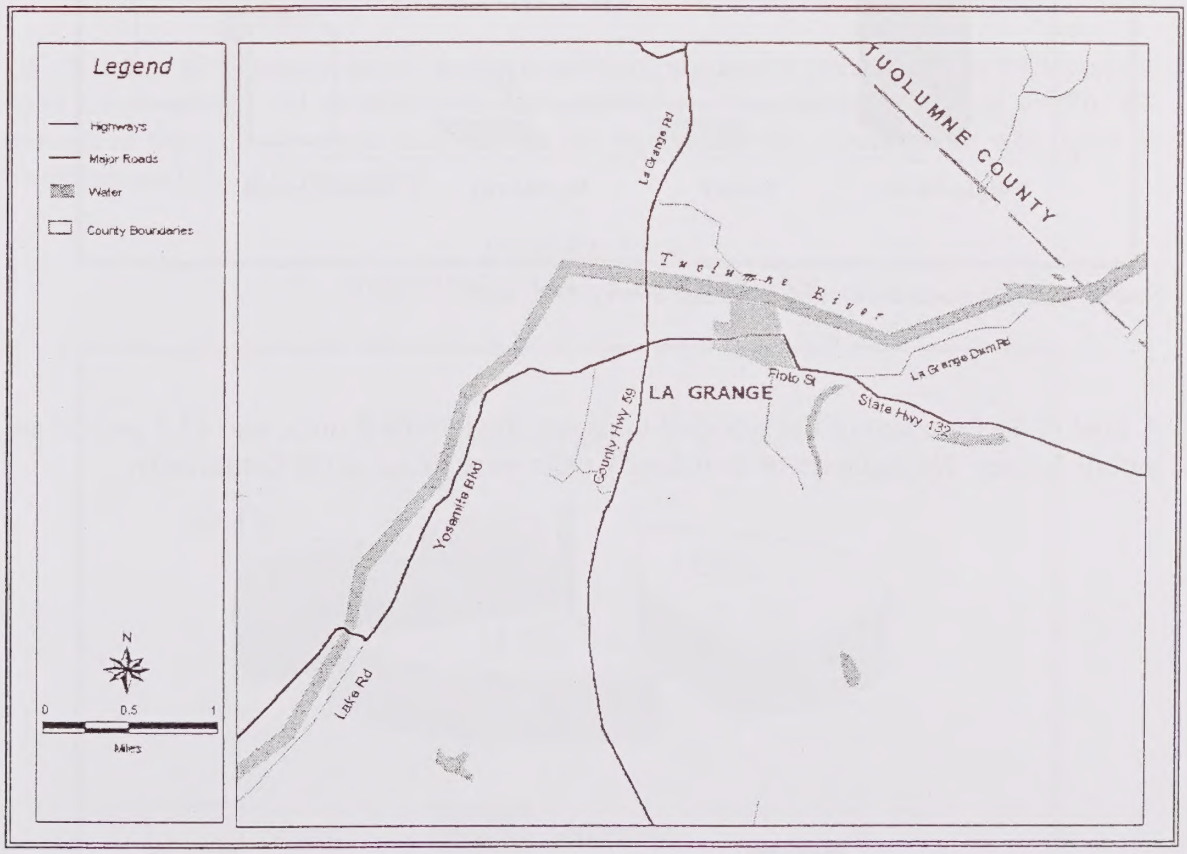
In summary, of the single-family housing units, 65.8 percent are in sound condition and 31.6 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. One of the two mobile homes found in the Community is in sound condition, and one needs only minor repair.

# SECTION 13
# COMMUNITY OF LA GRANGE

The Community of La Grange is at the extreme eastern end of Stanislaus County, approximately 28 miles east of the City of Modesto. The neighborhood is defined by the Tuolumne River on the north, La Grange Road on the west, Floto Street on the south and Yosemite Boulevard on the east.

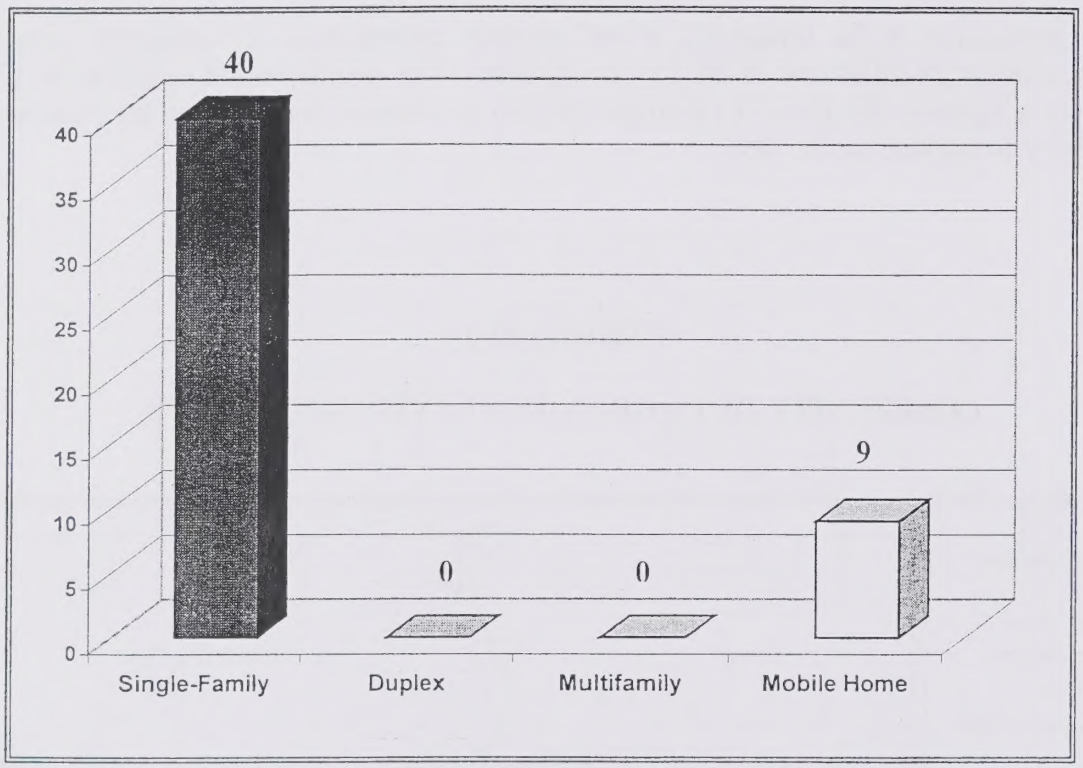
## EXHIBIT 13-1

## COMMUNITY OF LA GRANGE, STANISLAUS COUNTY



A total of 49 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

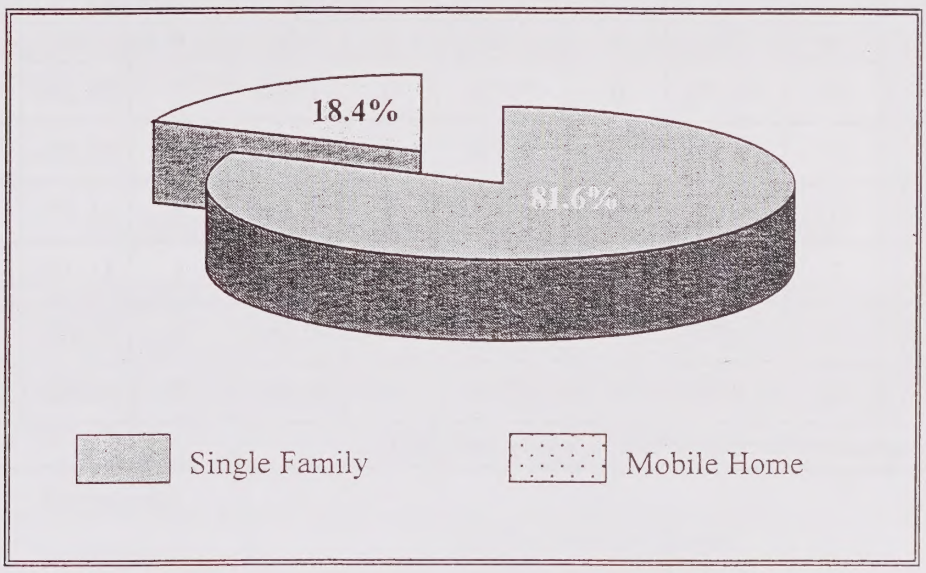
FIGURE 13-1
COMMUNITY OF LA GRANGE HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

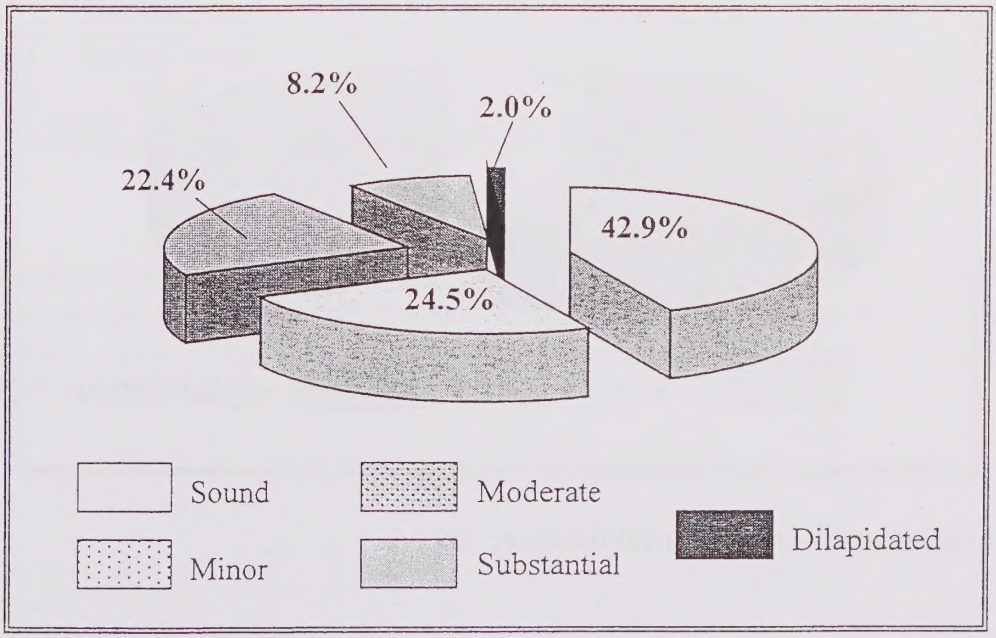
A total of 81.6 percent of the surveyed units are single-family units, and 18.4 percent are mobile homes. No duplexes or multifamily units were found in the Community.

## FIGURE 13-2
## HOUSING UNIT PERCENTAGES




Of all units, 42.9 percent are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 22.5 percent need moderate repairs. A total of 8.2 percent of the units surveyed need substantial repair, and one housing unit was found to be dilapidated in the Community.

## FIGURE 13-3
## HOUSING UNITS CONDITIONS




Source: Laurin Associates Housing Condition Survey 2002, 2003

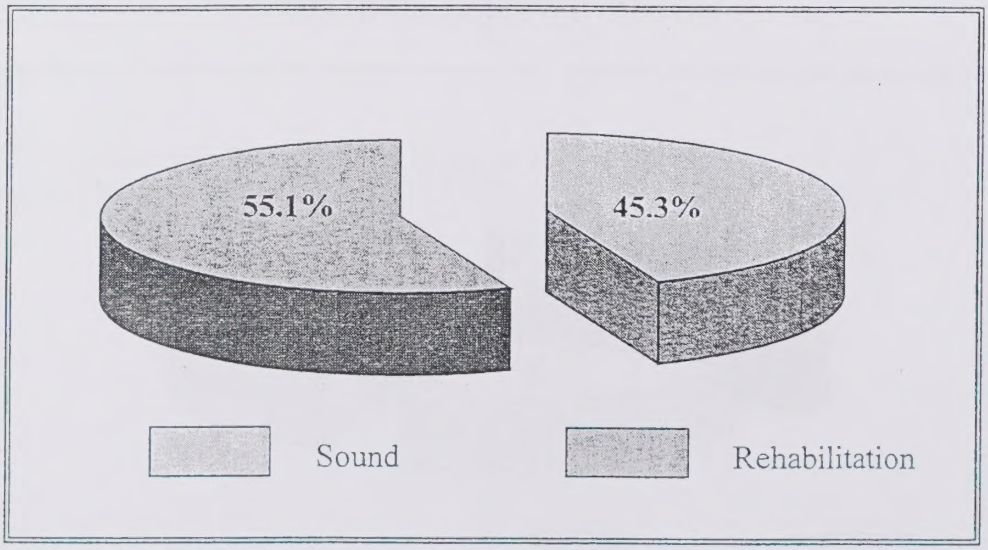
TABLE 13-1
COMMUNITY OF LA GRANGE HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 19 | 47.5% | 0 | 0.0% | 0 | 0.0% | 2 | 22.2% | 21 |
| Minor | 7 | 17.5% | 0 | 0.0% | 0 | 0.0% | 5 | 55.6% | 12 |
| Moderate | 10 | 25.0% | 0 | 0.0% | 0 | 0.0% | 1 | 11.1% | 11 |
| Substantial | 3 | 7.5% | 0 | 0.0% | 0 | 0.0% | 1 | 11.1% | 4 |
| Dilapidated | 1 | 2.5% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 40 | 100% | 0 | 0.0% | 0 | 0.0% | 9 | 100% | 49 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of La Grange a total of 55.1 percent, or 27 of the 49 housing units are in need of some form of rehabilitation.

FIGURE 13-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 27**

The primary repair needed in the Community is re-roofing or roof structure replacement and re-roofing, with 46.9 percent of the units in need of this repair. A total of 44.9 percent of the units require repainting or patching and repainting of the external structure. A total of 28.6 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 13-2**
**COMMUNITY OF LA GRANGE NEEDED REPAIRS**

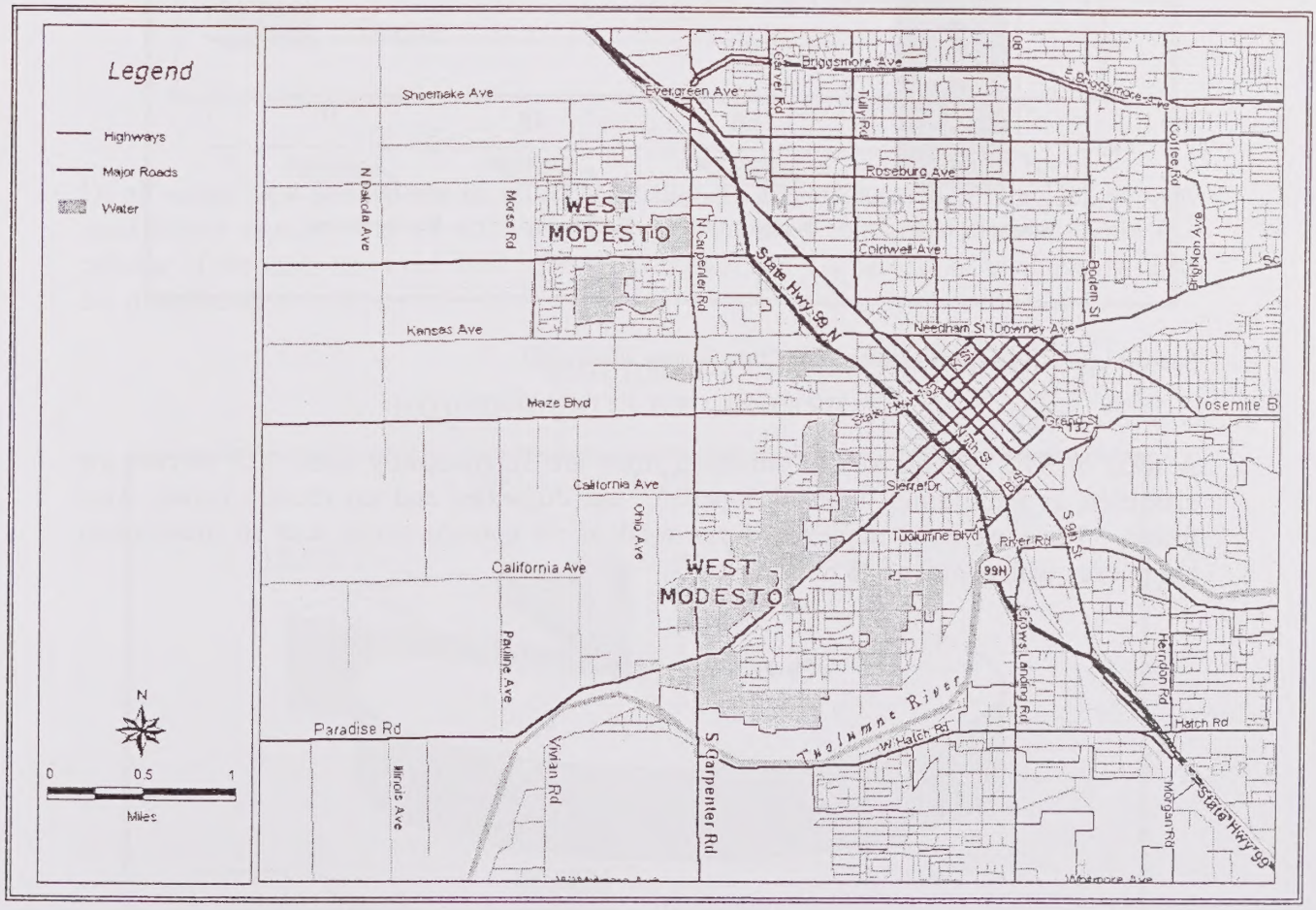
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 2 | Re-painting | 14 |
| Partial Foundation | 0 | Patching/ Painting | 8 |
| No or Needs Foundation | 2 | Siding Replacement/ &/or Lead –Based Paint | 12 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 1 | Broken Pane | 0 |
| Re-roofing | 19 | Repair | 2 |
| Roof Structure Replacement | 4 | Replacement | 12 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 49 |
| Replace Main Panel | 1 | Curbs and Gutters | 49 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 47.5 percent are in sound condition and 50.0 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. Two of the nine mobile homes found in the Community are in sound condition, and seven are in need of rehabilitation.

# SECTION 14
# WEST MODESTO NEIGHBORHOODS

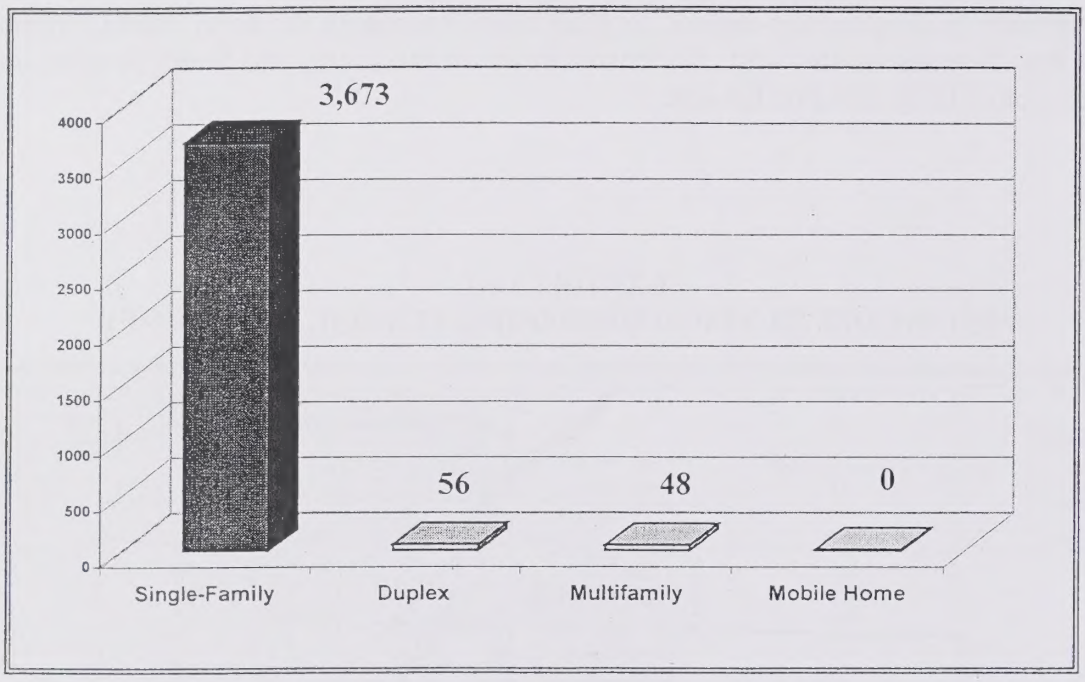
The West Modesto Neighborhoods are located in central Stanislaus County, immediately west of, and in some cases surrounded by, the western City of Modesto. The Neighborhoods are generally defined by Blue Gum Avenue on the north, Mercy Avenue and Ohio Avenues on the west, Robertson Road on the south, and Sutter Avenue and Martin Luther King Drive on the east.

## EXHIBIT 14-1
## WEST MODESTO NEIGHBORHOODS, STANISLAUS COUNTY



A total of 3,777 housing units were surveyed in the Neighborhoods. The Neighborhoods are made up primarily of single-family residences, with the majority being in sound condition.

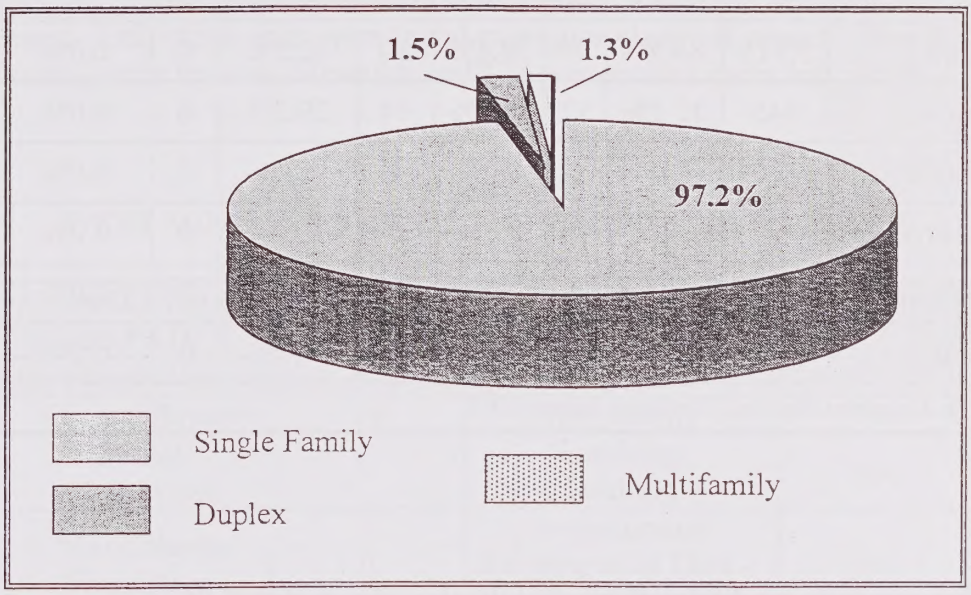
**FIGURE 14-1**
**WEST MODESTO NEIGHBORHOODS HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

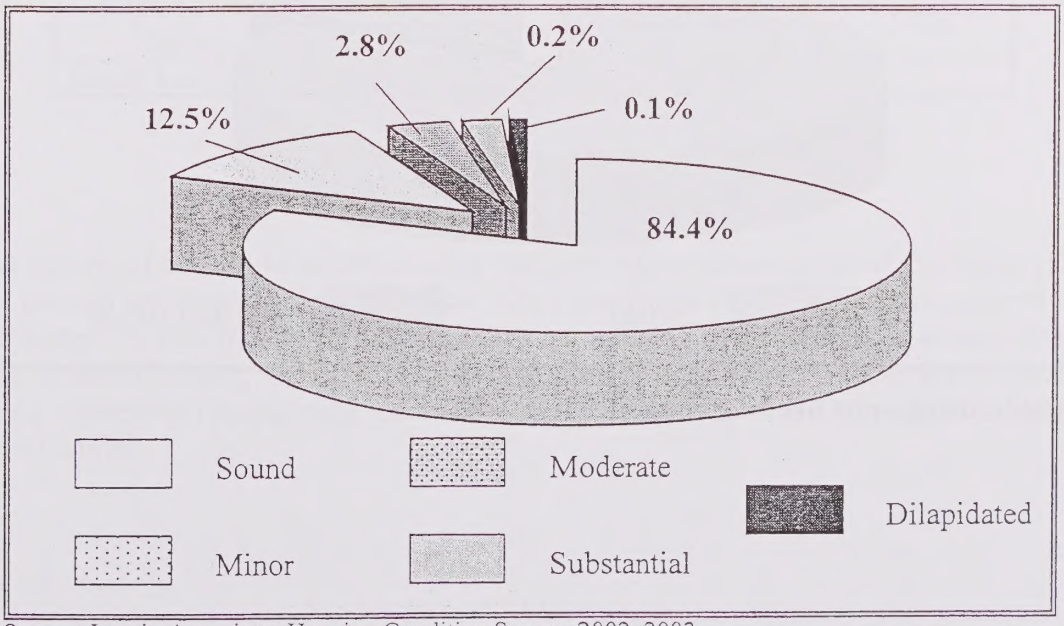
A total of 97.2 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.5 percent are duplexes, and no mobile homes were found. There were 28 duplexes, for a total of 56 housing units, and 10 multifamily complexes with a total of 48 housing units.

FIGURE 14-2
HOUSING UNIT PERCENTAGES




Of all units, 84.4 percent are in sound condition, no repairs needed, while 12.5 percent need minor repairs, and an additional 2.8 percent need moderate repairs. Only 0.2 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

FIGURE 14-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

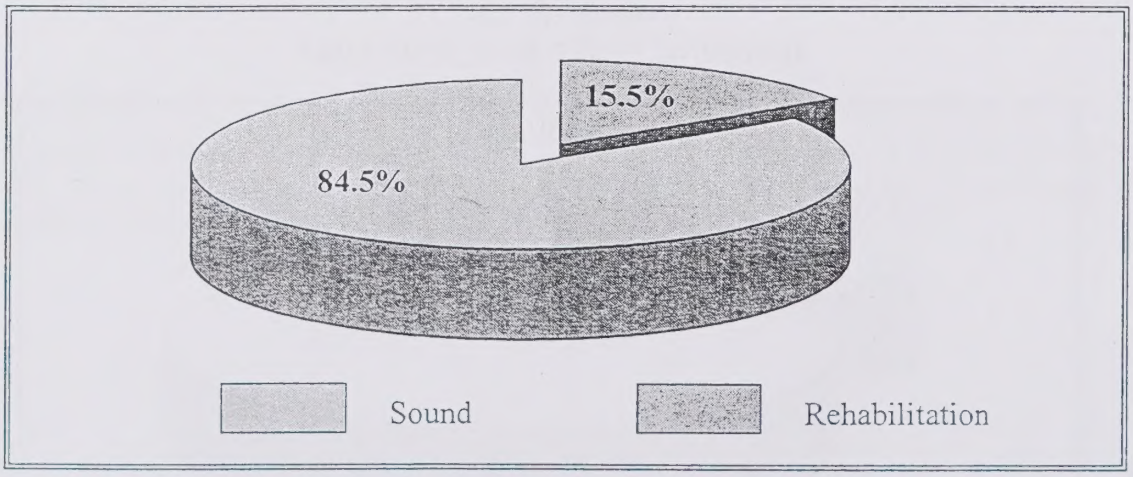
TABLE 14-1
WEST MODESTO NEIGHBORHOODS HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 3,118 | 84.9% | 44 | 78.6% | 30 | 62.5% | 0 | 0.0% | 3,192 |
| Minor | 445 | 12.1% | 12 | 21.4% | 14 | 29.2% | 0 | 0.0% | 471 |
| Moderate | 100 | 2.7% | 0 | 0.0% | 4 | 8.3% | 0 | 0.0% | 104 |
| Substantial | 9 | 0.2% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 9 |
| Dilapidated | 1 | 0.1% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Total | 3,673 | 100% | 56 | 100% | 48 | 100% | 0 | 0.0% | 3,777 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhoods of West Modesto a total of 15.5 percent, or 584 of the 3,777 housing units are in need of some form of rehabilitation.

FIGURE 14-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 584**

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 34.1 percent of the units requiring this repair. A total of 31.4 percent of the housing units require re-roofing or roof repair. Only 0.5 percent of the units require foundation repair, and 2.9 percent need window repair or replacement. Only three units were found to require electrical repairs. Over 90 percent of the housing units have no sidewalks, and 87.6 percent lack curbs and gutters.

**TABLE 14-2**
**WEST MODESTO NEIGHBORHOODS NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 19 | Re-painting | 749 |
| Partial Foundation | 1 | Patching/ Painting | 404 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 134 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 844 | Broken Pane | 37 |
| Re-roofing | 301 | Repair | 41 |
| Roof Structure Replacement | 42 | Replacement | 31 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 3 | Sidewalks | 3,432 |
| Replace Main Panel | 0 | Curbs and Gutters | 3,308 |

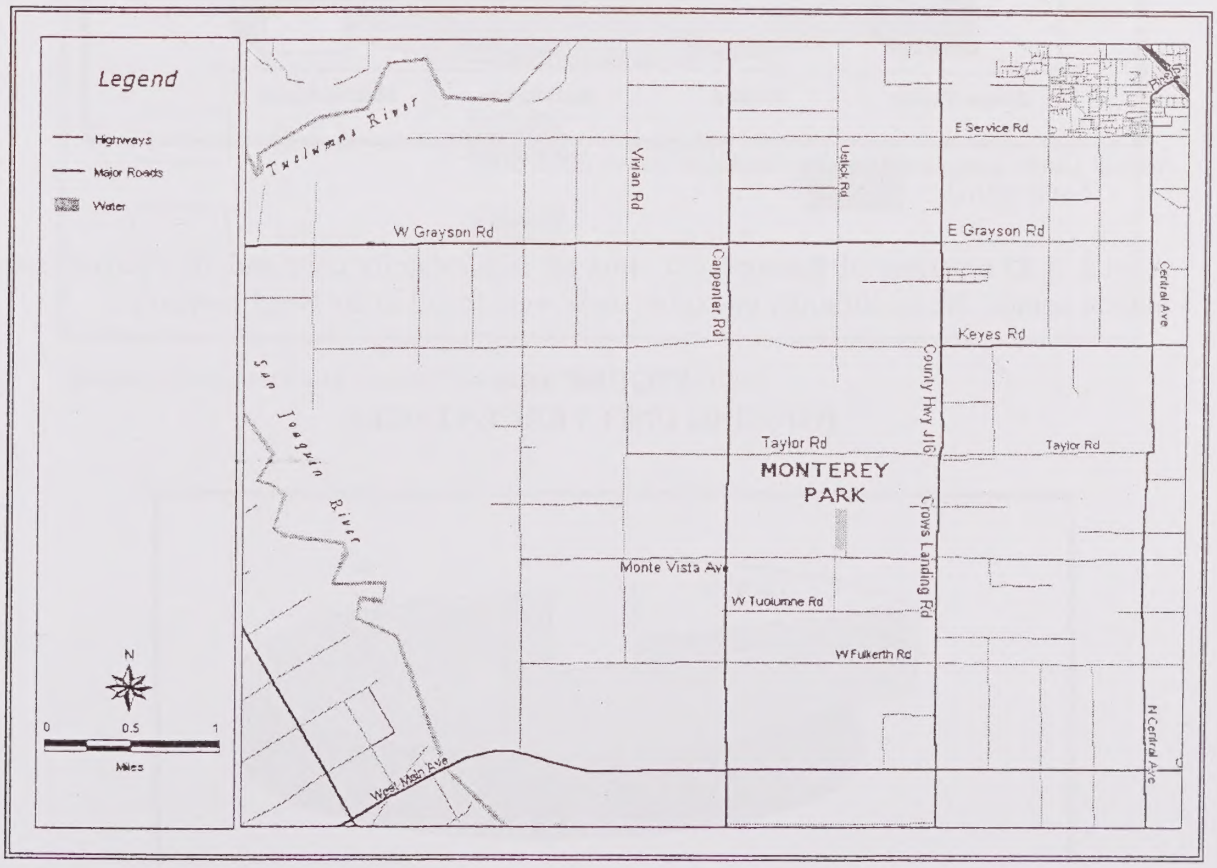
Source: Laurin Associates Housing Condition Survey 2002, 2003

In summary, of the single-family housing units, 84.9 percent are in sound condition and 15.1 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 78.6 percent of individual housing units configured as duplexes are in sound condition, with 21.4 percent in need of rehabilitation. The survey showed that 62.5 percent of multifamily units are in sound condition, with 37.5 percent in need of rehabilitation.

# SECTION 15
# MONTEREY PARK NEIGHBORHOOD

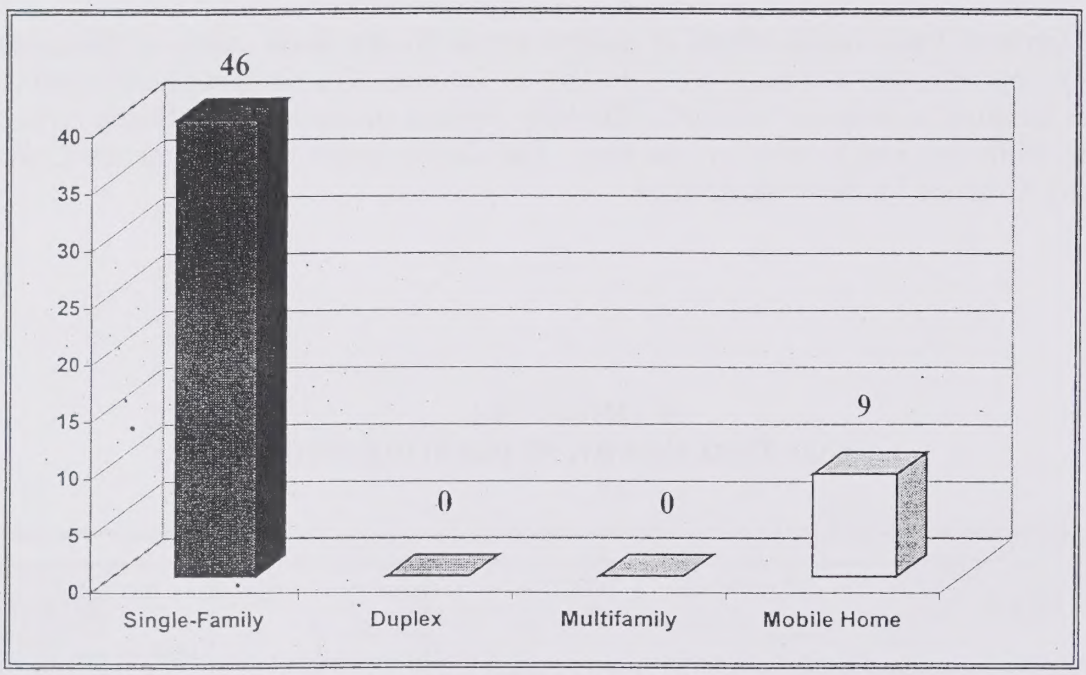
The Monterey Park Neighborhood is located almost in the direct center of Stanislaus County, approximately 8 miles west of the City of Turlock. The Neighborhood is defined by the Durango Avenue on the north, Monterey Avenue on the west, La Siesta Avenue on the south and Foy Avenue on the east. The closest major cross streets are Crows Landing Road and Monte Vista Avenue.

## EXHIBIT 15-1
## MONTEREY PARK NEIGHBORHOOD



A total of 55 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

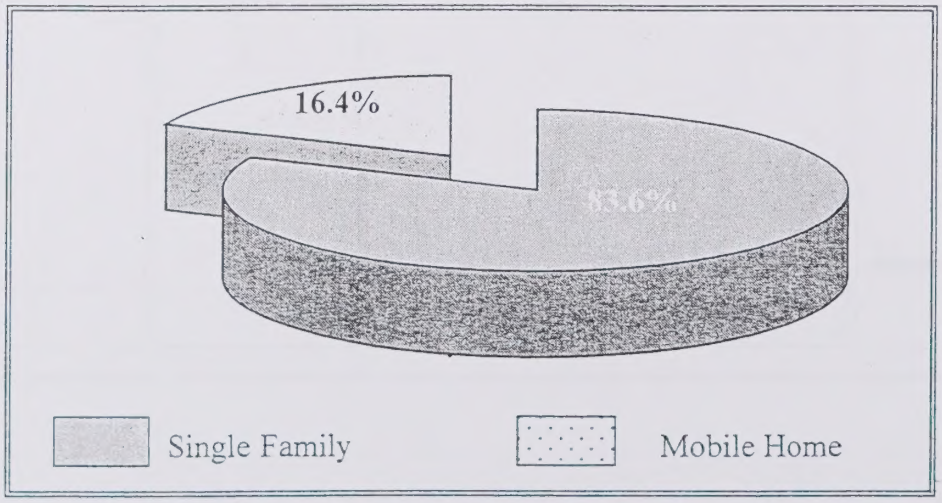
FIGURE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

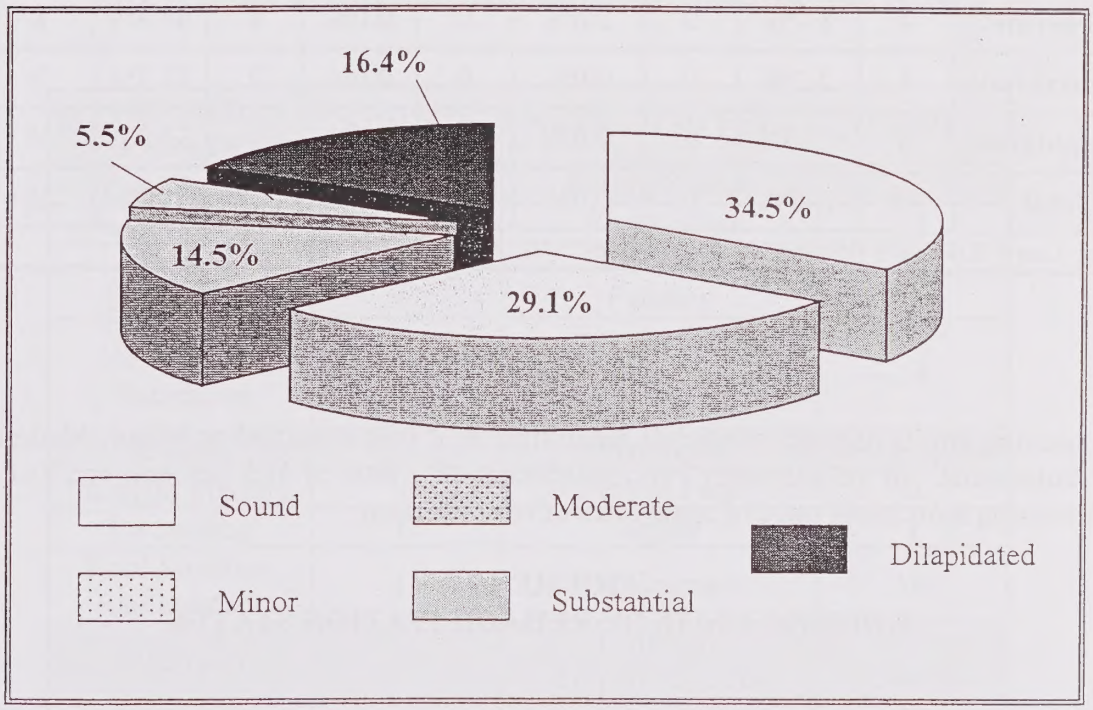
A total of 83.6 percent of the surveyed units are single-family units and 16.4 percent are mobile homes. No multifamily or duplex units were found in the Neighborhood.

FIGURE 15-2
HOUSING UNIT PERCENTAGES



Of all units, 34.5 percent are in sound condition, no repairs needed, while 29.1 percent need minor repairs, and an additional 14.5 percent need moderate repairs. An additional 5.5 percent of the units surveyed need substantial repair, and 16.4 percent of the housing units were dilapidated. The dilapidated units include six single-family homes and three mobile homes.

**FIGURE 15-3**
**HOUSING UNITS BY CONDITION**




Source: Laurin Associates Housing Condition Survey 2002, 2003

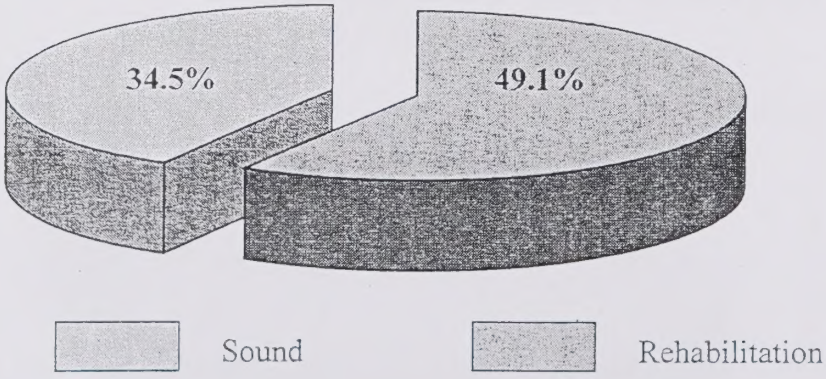
TABLE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 19 | 41.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 19 |
| Minor | 16 | 34.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 16 |
| Moderate | 4 | 8.7% | 0 | 0.0% | 0 | 0.0% | 4 | 44.4% | 8 |
| Substantial | 1 | 2.2% | 0 | 0.0% | 0 | 0.0% | 2 | 22.2% | 3 |
| Dilapidated | 6 | 13.0% | 0 | 0.0% | 0 | 0.0% | 3 | 33.3% | 9 |
| Total | 46 | 100% | 0 | 0.0% | 0 | 0.0% | 9 | 100% | 55 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Monterey Park Neighborhood a total of 41.2 percent, or 27 of the 55 housing units are in need of some form of rehabilitation.

FIGURE 15-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 27**

A total of 87.3 percent of the units require repainting or patching and repainting of the external structure and 56.3 percent of the housing units need either re-roofing or roof structure replacement and re-roofing. Additionally, 27.3 percent of the units need new foundations or foundation repair, and 29.9 percent need window repair or replacement. Finally, 25.5 percent of the housing units need electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

**TABLE 15-2**
**MONTEREY PARK NEIGHBORHOOD NEEDED REPAIRS**

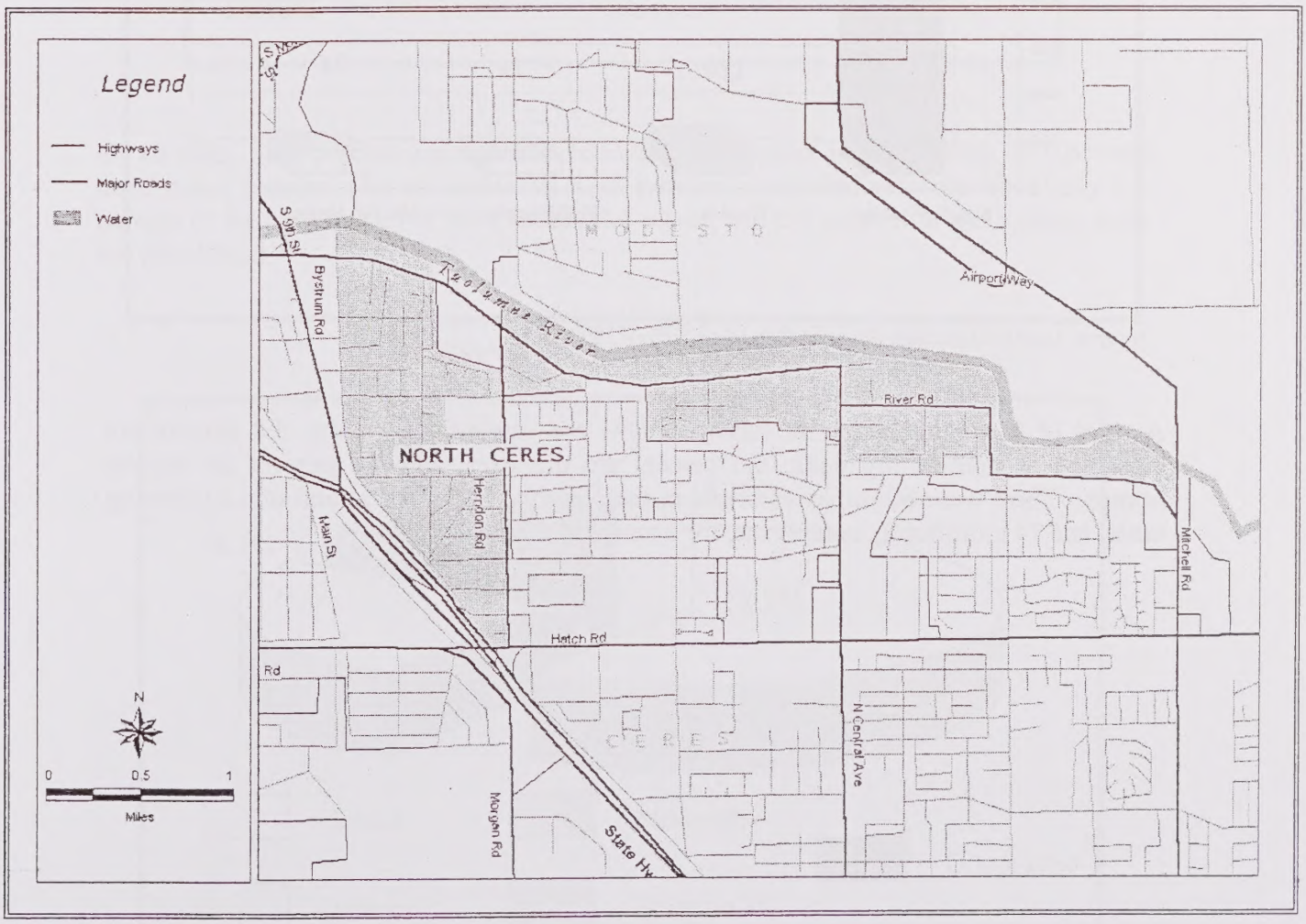
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 3 | Re-painting | 13 |
| Partial Foundation | 0 | Patching/ Painting | 21 |
| No or Needs Foundation | 12 | Replacement/ Painting &/or Lead – Based Paint | 14 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 3 | Broken Pane | 0 |
| Re-roofing | 17 | Repair | 1 |
| Roof Structure Replacement | 11 | Replacement | 16 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 55 |
| Replace Main Panel | 13 | Curbs and Gutters | 55 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 41.3 percent are in sound condition and 45.7 percent are in need of rehabilitation. Six single-family housing units are considered dilapidated. A total of six of the nine mobile homes in the Neighborhood are in need of rehabilitation and three mobile homes are dilapidated.

# SECTION 16
# NORTH CERES NEIGHBORHOOD

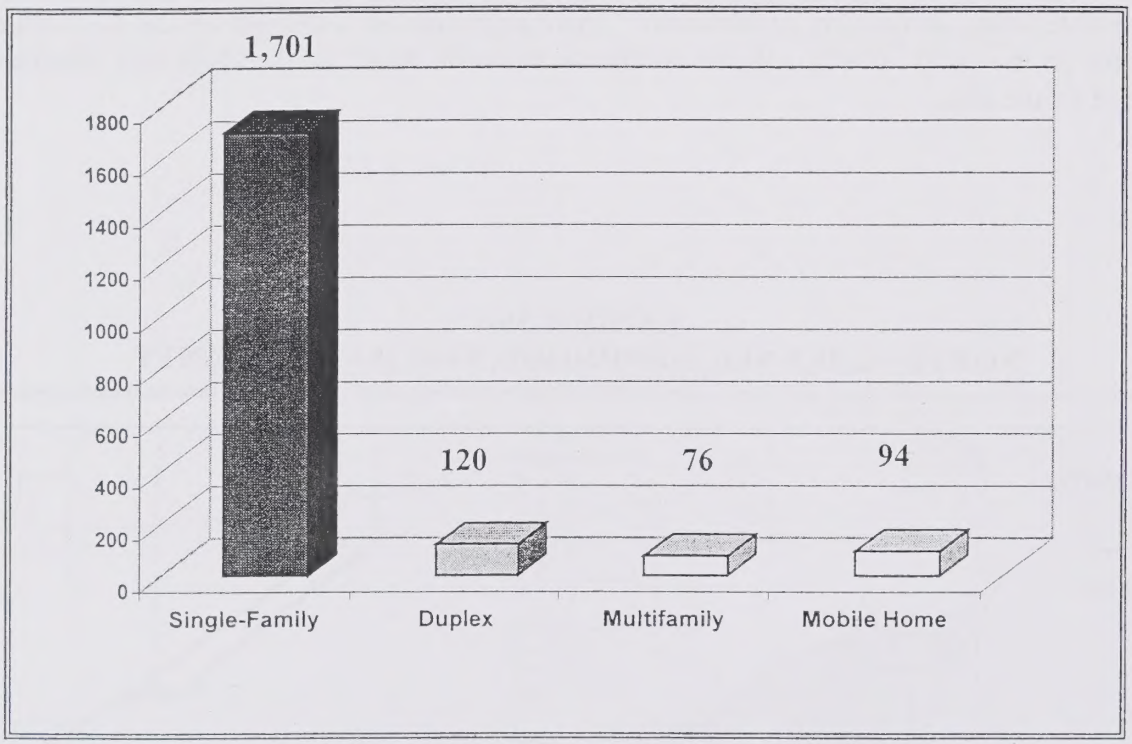
The North Ceres Neighborhood is located in central Stanislaus County, approximately one mile south of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Bystrum Road on the west, Hatch Road on the south and Mitchell Road on the east.

## EXHIBIT 16-1
## NORTH CERES NEIGHBORHOOD, STANISLAUS COUNTY



A total of 1,991 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

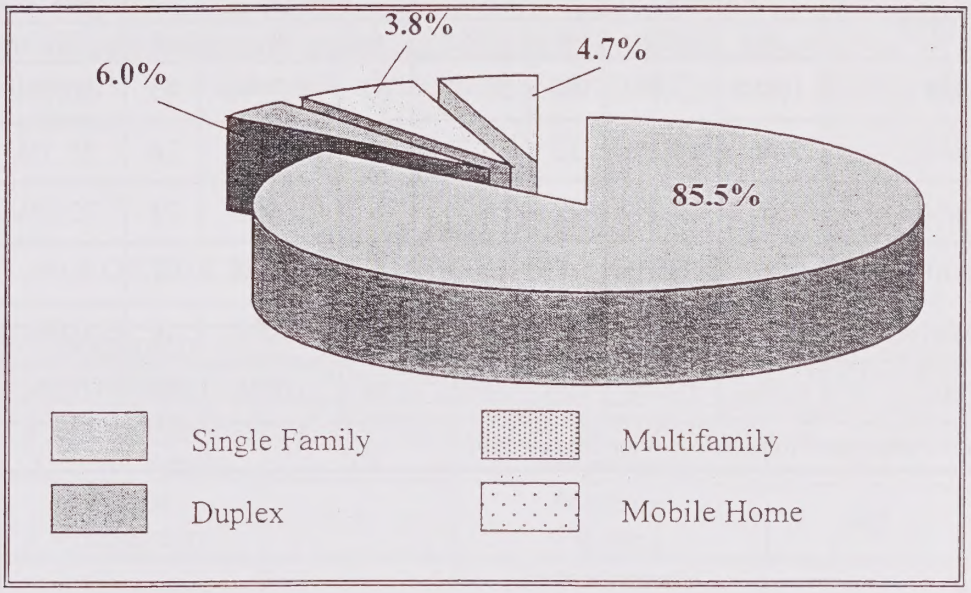
FIGURE 16-1
NORTH CERES NEIGHBORHOOD HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

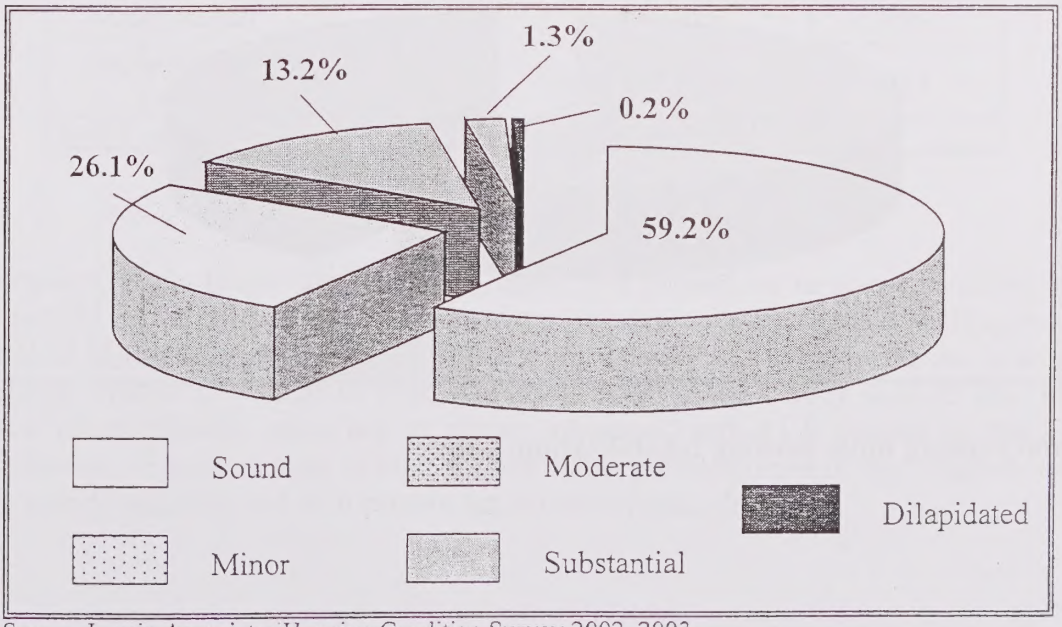
A total of 85.4 percent of the surveyed units are single-family units, 3.8 percent are classified as multifamily units; 6.0 percent are duplexes, and 4.7 percent are mobile homes. There were 60 duplexes found in the Neighborhood, for a total of 120 housing units, and 14 multifamily complexes, for a total of 76 housing units.

FIGURE 16-2
HOUSING UNIT PERCENTAGES




Of all units, 59.2 percent are in sound condition, no repairs needed, while 26.1 percent need minor repairs, and an additional 13.2 percent need moderate repairs. Only 1.3 percent of the units surveyed need substantial repair, and 0.2 percent of the housing units are dilapidated.

FIGURE 16-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

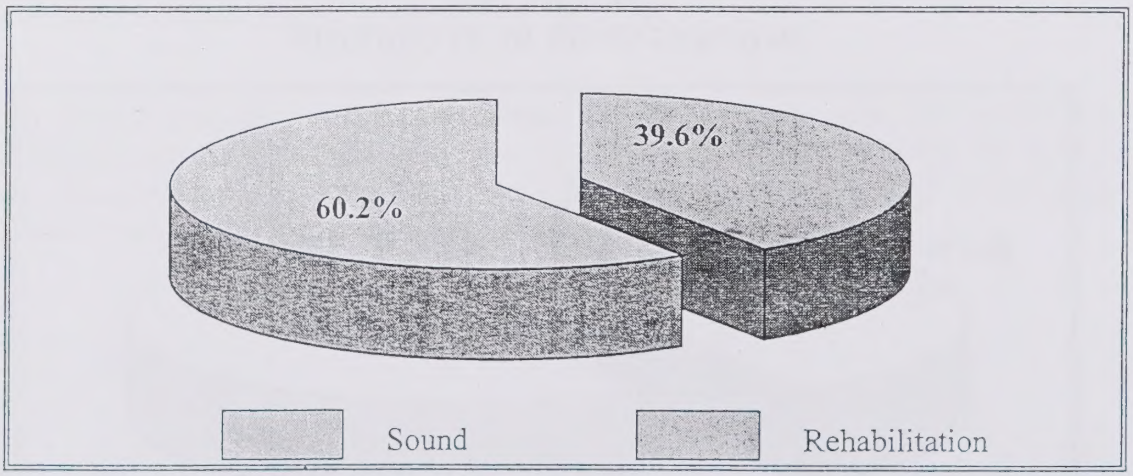
TABLE 16-1
NORTH CERES NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 1,018 | 59.8% | 66 | 55.0% | 67 | 88.2% | 47 | 50.0% | 1,198 |
| Minor | 446 | 26.2% | 32 | 26.7% | 3 | 3.9% | 26 | 27.7% | 507 |
| Moderate | 207 | 12.2% | 22 | 18.3% | 6 | 7.9% | 21 | 22.3% | 256 |
| Substantial | 26 | 15.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 26 |
| Dilapidated | 4 | 0.2% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 4 |
| Total | 1,701 | 100% | 120 | 100% | 76 | 100% | 94 | 100% | 1,991 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the North Ceres Neighborhood a total of 40.6 percent, or 789 of the 1,943 housing units are in need of some form of rehabilitation.

FIGURE 16-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 789**

The primary repair needed in the Neighborhood is repainting, or patching or replacing of the exterior housing surface, with 77.3 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 39.9 percent of the units requiring this repair. A total of 16.8 percent of the housing units need window repair or replacement. Very few units require foundation repair, and only six units were found to be in need of electrical repairs. Just under half of the housing units (49.7 percent) have no sidewalks, curbs or gutters.

**TABLE 16-2**
**NORTH CERES NEIGHBORHOOD NEEDED REPAIRS**

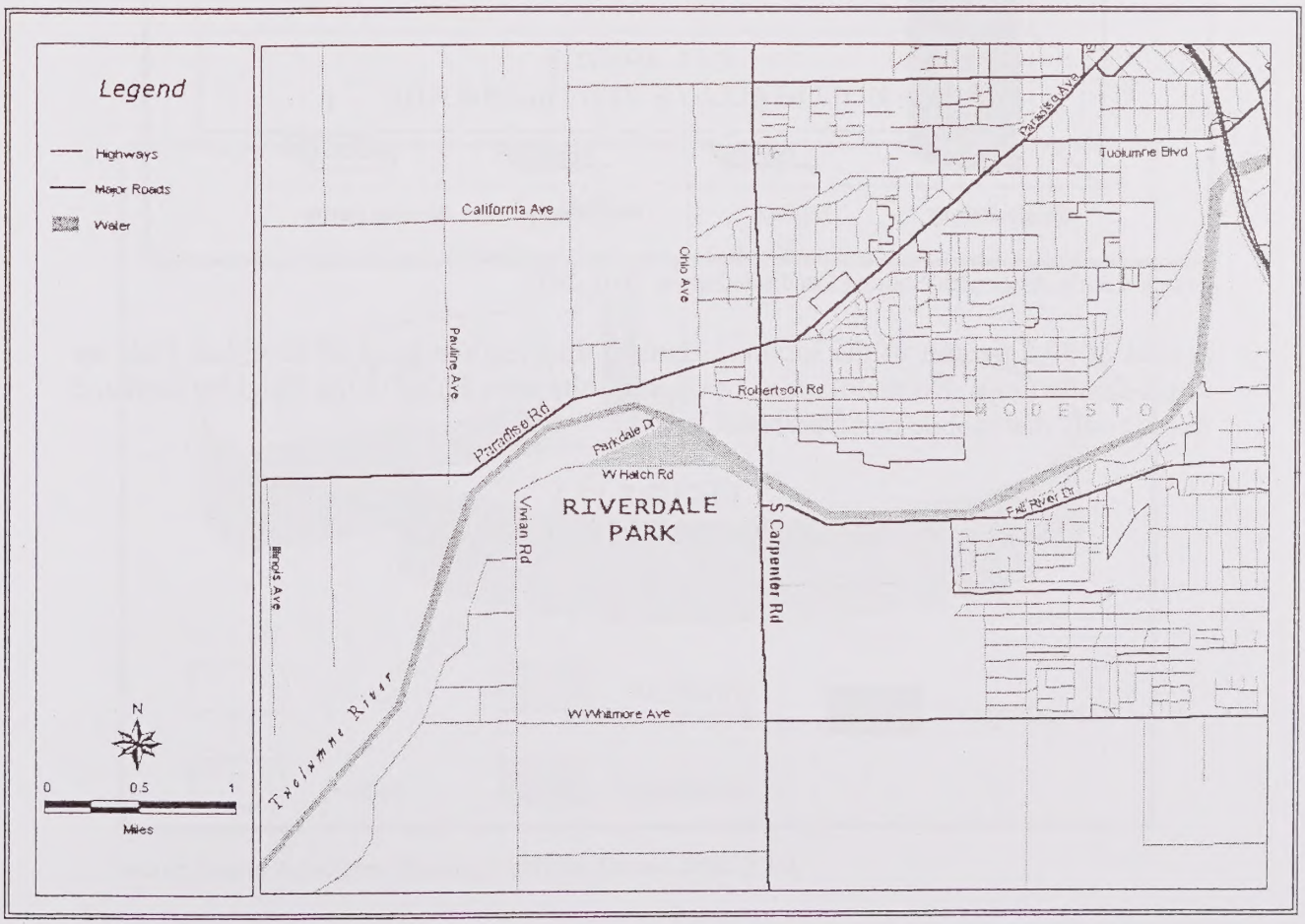
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 20 | Re-painting | 792 |
| Partial Foundation | 4 | Patching/ Painting | 645 |
| No or Needs Foundation | 2 | Replacement/ Painting &/or Lead – Based Paint | 103 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 137 | Broken Pane | 1 |
| Re-roofing | 559 | Repair | 251 |
| Roof Structure Replacement | 98 | Replacement | 82 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 2 | Sidewalks | 989 |
| Replace Main Panel | 4 | Curbs and Gutters | 989 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 59.8 percent are in sound condition and 39.9 percent are in need of rehabilitation. Four housing units are considered dilapidated. A total of 55.0 percent of individual housing units configured as duplexes are in sound condition, with 45.0 percent in need of rehabilitation. The survey showed that 88.2 percent of multifamily units are in sound condition, with 11.8 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

# SECTION 17
# RIVERDALE PARK NEIGHBORHOOD

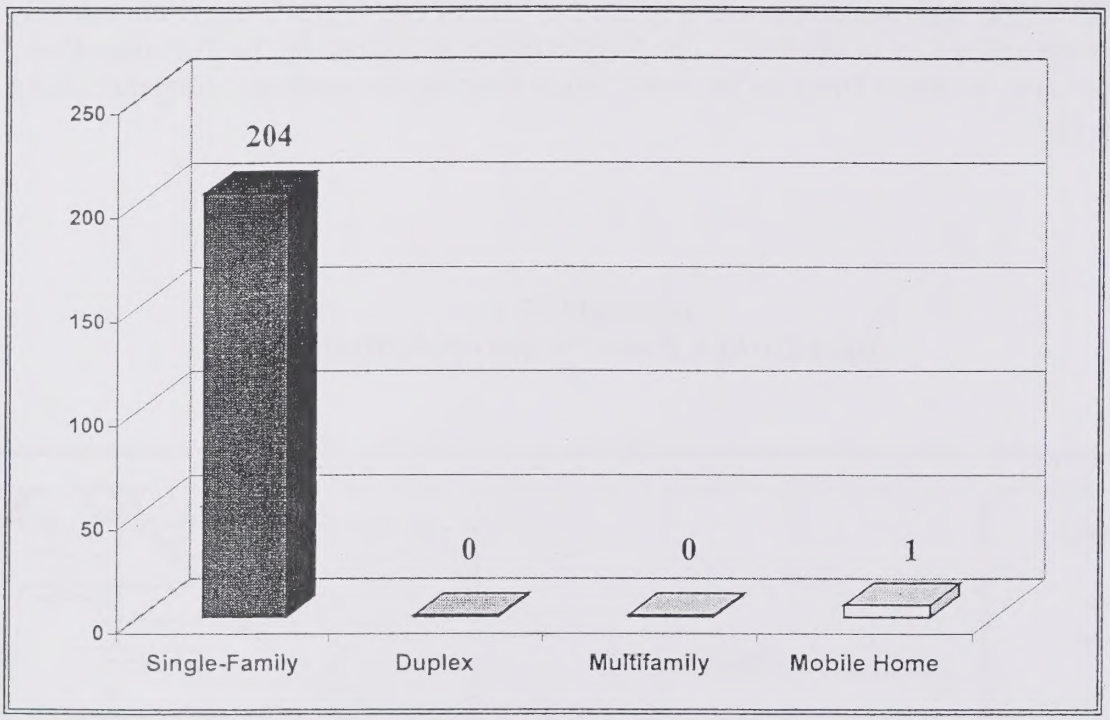
The Riverdale Park Neighborhood is located in central Stanislaus County, immediately southwest of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Parkdale Drive on the west, Hatch Road on the south and Carpenter Road on the east.

## EXHIBIT 17-1
## RIVERDALE PARK NEIGHBORHOOD



A total of 205 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, with approximately one third in need of rehabilitation.

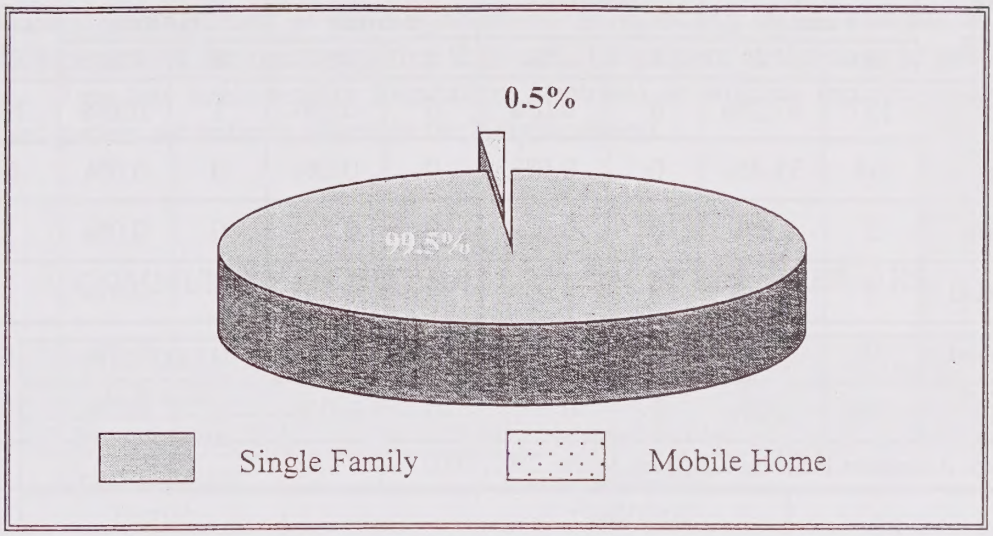
FIGURE 17-1
COMMUNITY OF RIVERDALE PARK HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

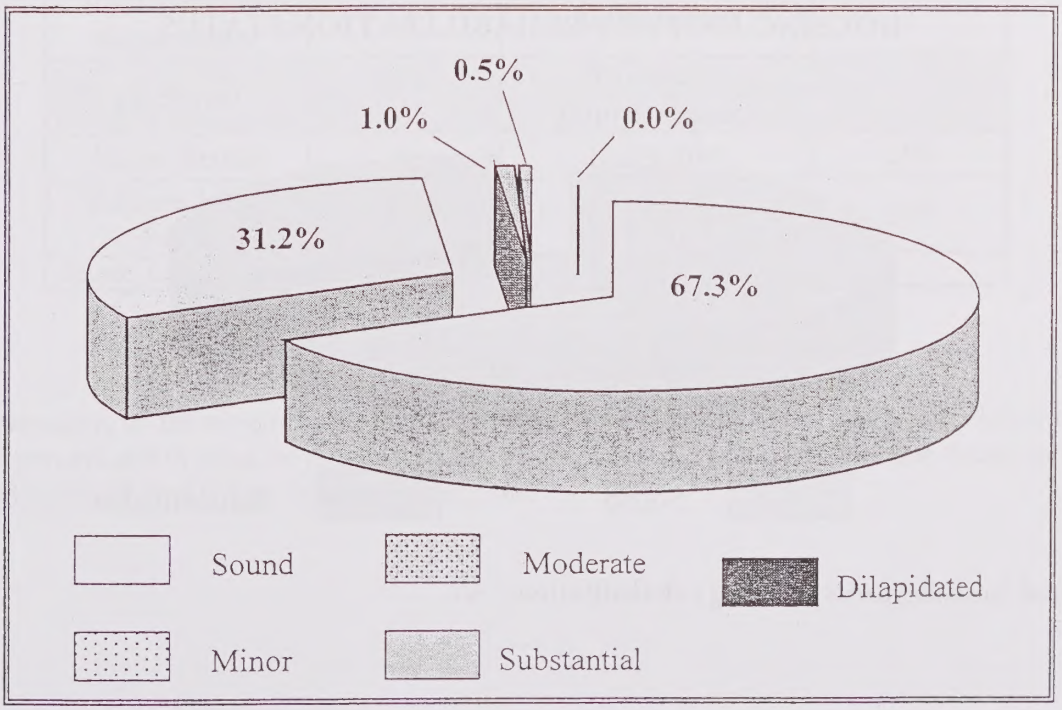
A total of 99.5 percent of the surveyed units in the Neighborhood of Riverdale Park are single-family units. No multifamily, or duplex units were found in the Neighborhood and there is only one mobile home present.

FIGURE 17-2
HOUSING UNIT PERCENTAGES




Of all units, 67.3 percent are in sound condition, no repairs needed, while 31.2 percent need minor repairs. Only one percent of the units were found to need moderate repairs and less than one percent need substantial repair. There were no dilapidated units found in the Community.

**FIGURE 17-2**
**HOUSING UNITS BY CONDITION**




Source: Laurin Associates Housing Condition Survey 2002, 2003

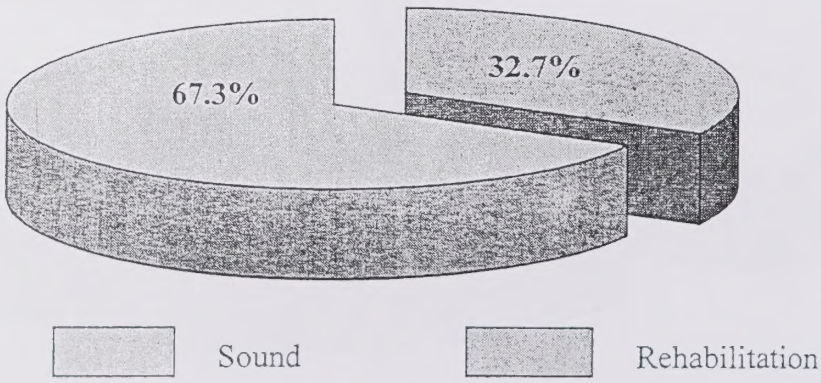
**TABLE 17-1**
**COMMUNITY OF RIVERDALE PARK HOUSING CONDITIONS**

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 137 | 67.2% | 0 | 0.0% | 0 | 0.0% | 1 | 100% | 138 |
| Minor | 64 | 31.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 64 |
| Moderate | 2 | 1.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 |
| Substantial | 1 | 0.5% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Dilapidated | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Total | 204 | 100% | 0 | 0.0% | 0 | 0.0% | 1 | 100% | 205 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Riverdale Park 67 of the 205 housing units are in need of some form of rehabilitation.

FIGURE 17-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 67**

The primary repair needed in the Neighborhood is repainting of the external structure, with 43.4 percent of the units requiring this, and 31.2 percent of the units in need of re-roofing. Very few units require foundation, electrical or window repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

TABLE 17-2
COMMUNITY OF RIVERDALE PARK NEEDED REPAIRS

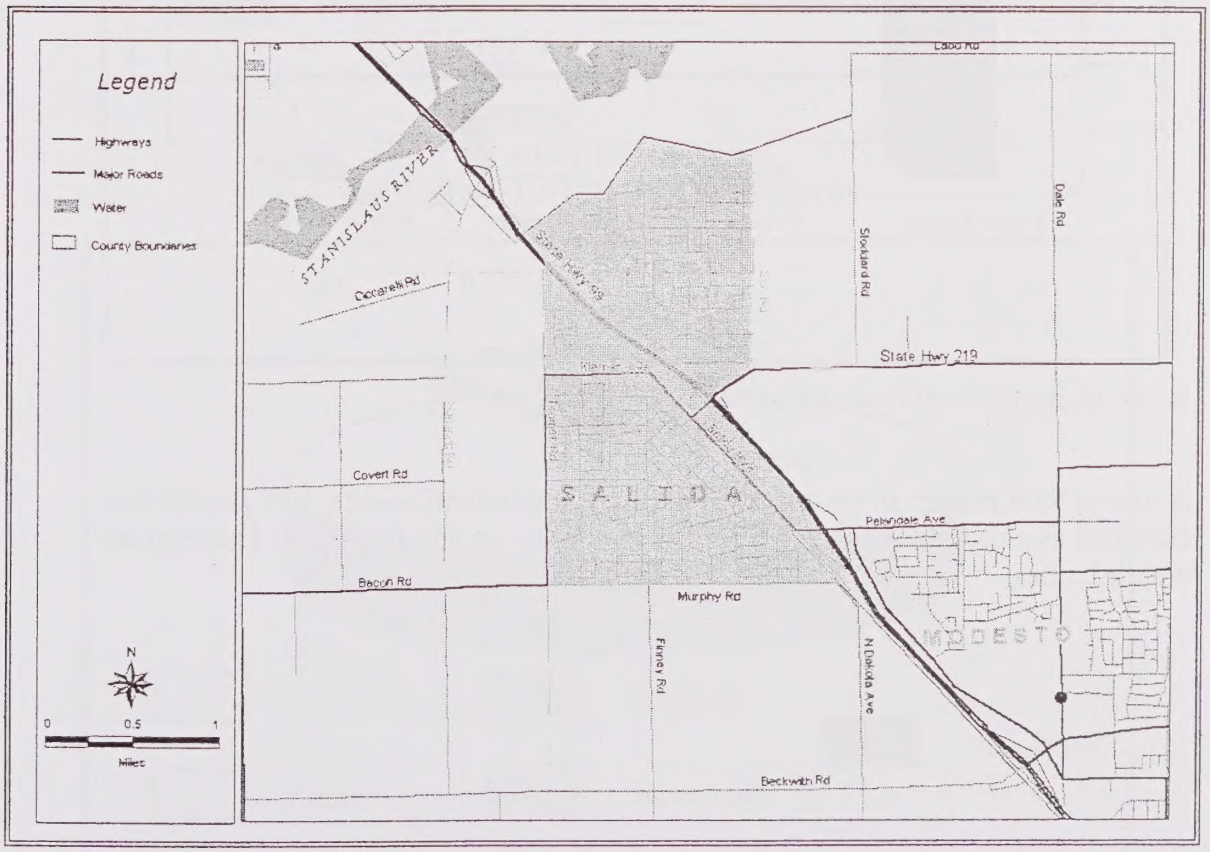
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 1 | Re-painting | 89 |
| Partial Foundation | 0 | Patching/ Painting | 14 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 1 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 8 | Broken Pane | 4 |
| Re-roofing | 64 | Repair | 1 |
| Roof Structure Replacement | 2 | Replacement | 1 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 205 |
| Replace Main Panel | 0 | Curbs and Gutters | 205 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 67.3 percent are in sound condition and 32.7 percent are in need of rehabilitation. There was only one mobile home found in the Neighborhood, and it was in sound condition.

# SECTION 18
# COMMUNITY OF SALIDA

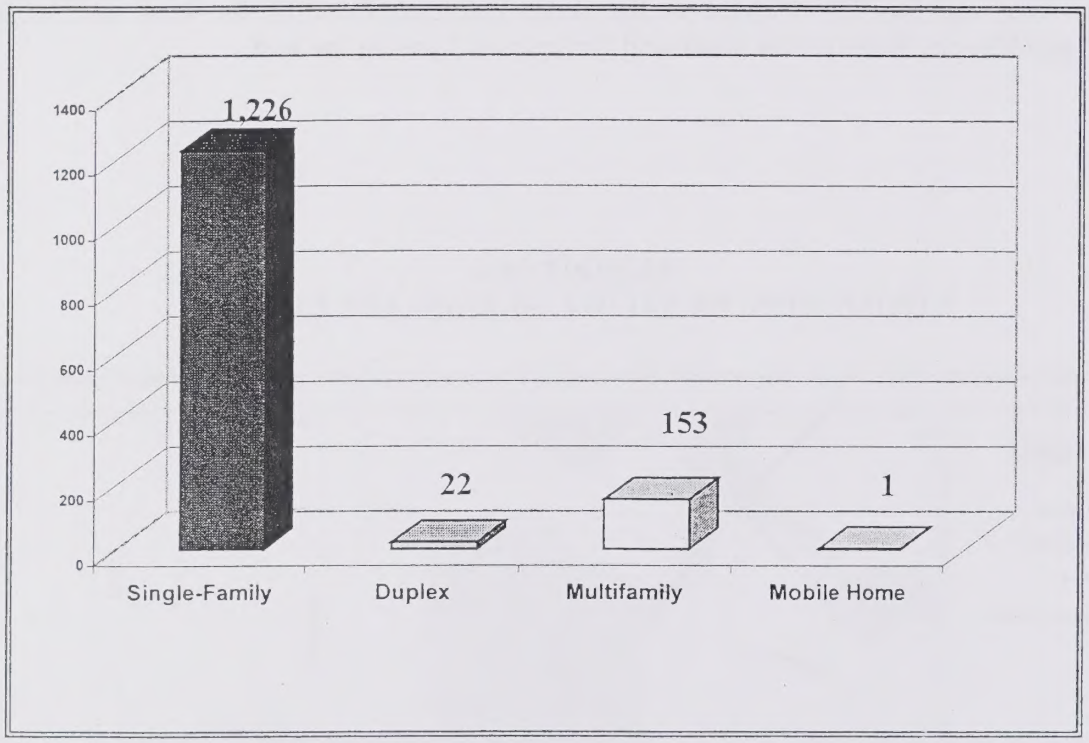
The Community of Salida is located in north-central Stanislaus County, immediately northwest of the City of Modesto. The Community is generally defined by Award Way, Solaro Way and Sun Down Place on the north, Hammett Road on the west, the Bacon Road and Murphy Road on the south and Nutcracker Lane on the east.

## EXHIBIT 18-1
## COMMUNITY OF SALIDA, STANISLAUS COUNTY



The US Census reports 3,704 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 1,402 housing units were surveyed in the Community, including all multifamily units. The Community is made up primarily of single-family residences, with the great majority being in sound condition.

**FIGURE 18-1**
**COMMUNITY OF SALIDA HOUSING TYPES (33% survey)**




Source: Laurin Associates Housing Condition Survey 2002, 2003

A total of 87.4 percent of the surveyed units are single-family units, 10.9 percent are classified as multifamily units; 1.6 percent are duplexes, and less than 0.1 percent are mobile homes.

FIGURE 18-2
HOUSING UNIT PERCENTAGES

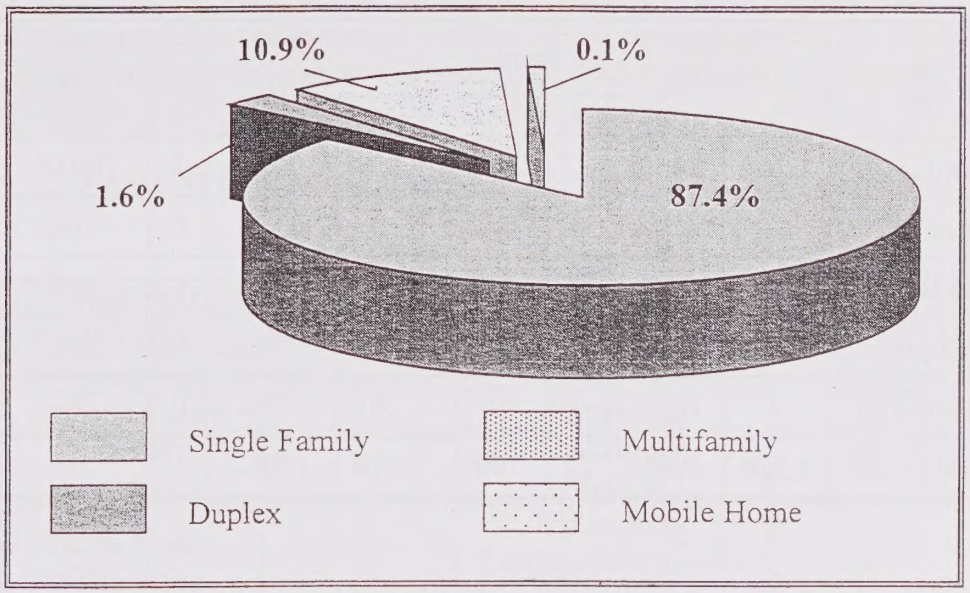
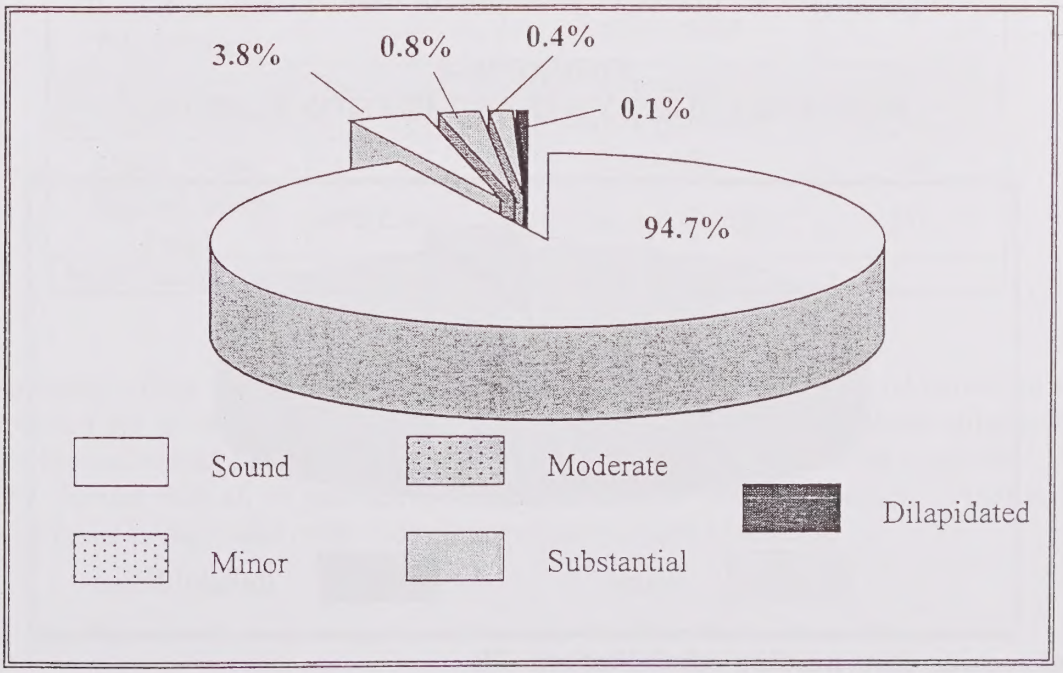



FIGURE 18-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

Of all units, 94.7 percent are in sound condition, no repairs needed, while only 3.8 percent need minor repairs, and an additional 0.8 percent need moderate repairs. Only

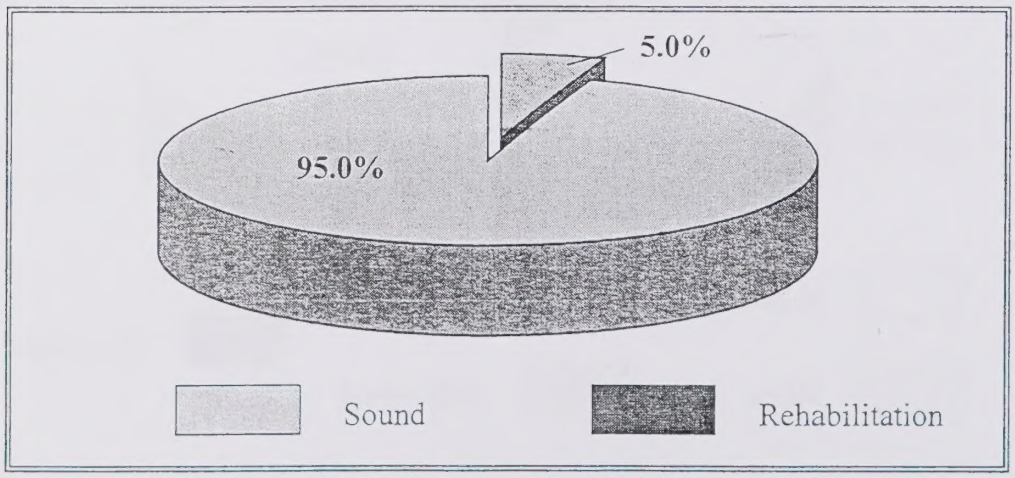
0.4 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

TABLE 18-1
COMMUNITY OF SALIDA HOUSING CONDITIONS (33% survey)

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 1,154 | 94.1% | 22 | 100.0% | 153 | 100.0% | 1 | 100.0% | 1,330 |
| Minor | 53 | 4.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 53 |
| Moderate | 11 | 0.9% | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 11 |
| Substantial | 6 | 0.5% | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 6 |
| Dilapidated | 2 | 0.2% | 0 | 0.0% | 0 | 0.0% | 0 | 0% | 2 |
| Total | 1,226 | 100% | 22 | 100% | 153 | 100% | 1 | 1% | 1,402 |

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Salida a total of 5.0 percent, or 70 of the 1,379 housing units are in need of some form of rehabilitation.

FIGURE 18-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 70**

The primary repair needed in the Community is re-roofing or roof repair of the housing unit, with 18.6 percent of the units requiring this, followed by 15.1 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and 1.3 percent need window repair or replacement. A total of 18.7 percent of the housing units have no sidewalks, and 16.5 percent have no curbs or gutters.

**TABLE 18-2**
**COMMUNITY OF SALIDA NEEDED REPAIRS (33% survey)**

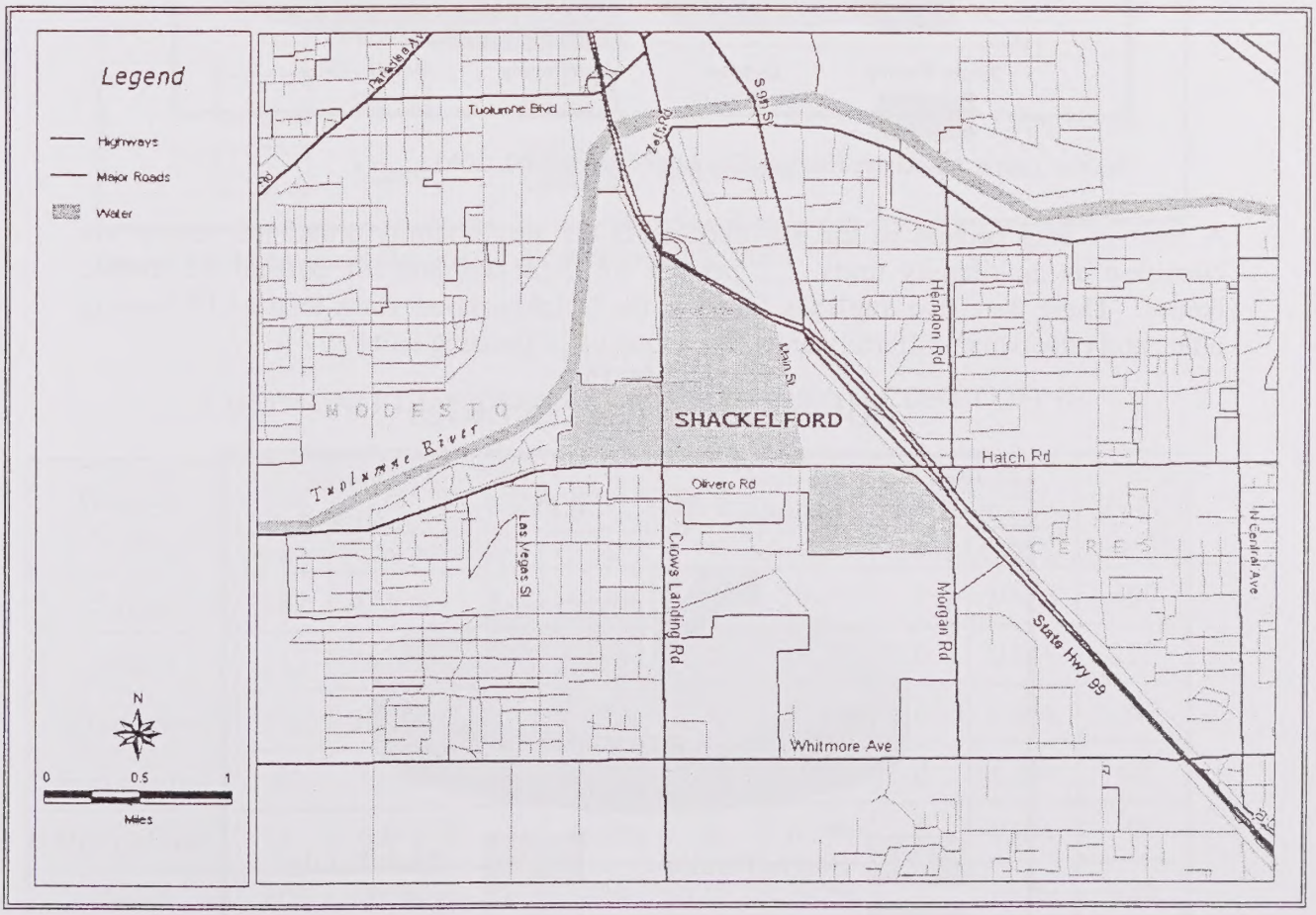
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 4 | Re-painting | 162 |
| Partial Foundation | 0 | Patching/ Painting | 34 |
| No or Needs Foundation | 0 | Replacement/ Painting &/or Lead – Based Paint | 12 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 186 | Broken Pane | 0 |
| Re-roofing | 59 | Repair | 12 |
| Roof Structure Replacement | 12 | Replacement | 7 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 2 | Sidewalks | 258 |
| Replace Main Panel | 0 | Curbs and Gutters | 258 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 94.1 percent are in sound condition and 5.7 percent are in need of rehabilitation. Two housing units are considered dilapidated. All of the individual housing units configured as duplexes are in sound condition. The survey showed that all of multifamily units are also in sound condition. Finally, the single mobile home found in the Community was in sound condition.

# SECTION 19
# SHACKELFORD NEIGHBORHOOD

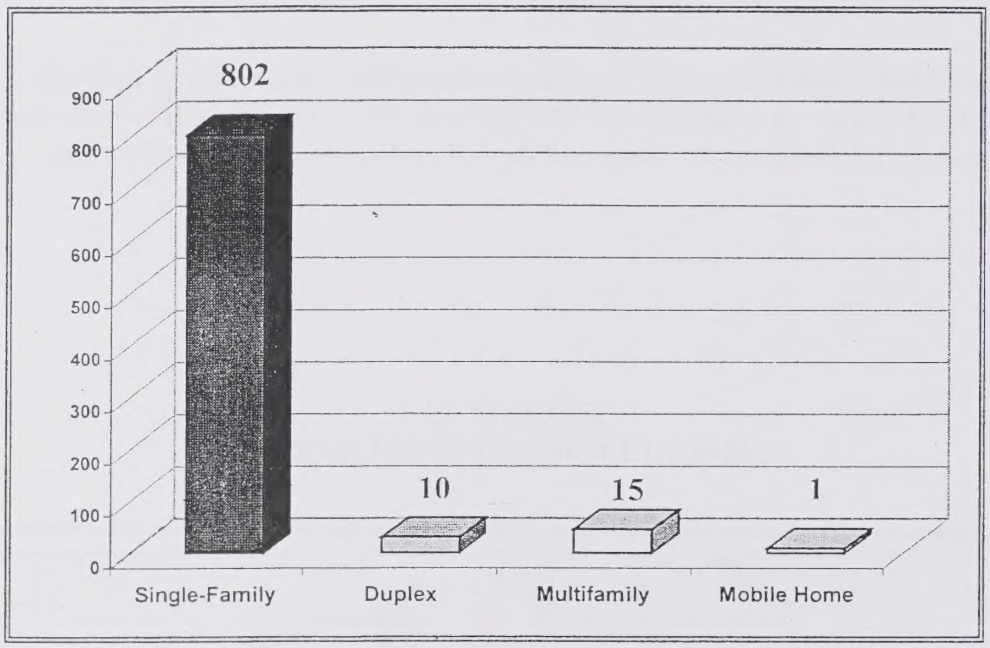
The Shackelford Neighborhood is located in central Stanislaus County, immediately west of the City of Ceres. It is defined by US Highway 99 on the north, the Tuolumne River on the west, Hatch Road on the south and the Union Pacific Railroad on the east.

## EXHIBIT 19-1
## SHACKELFORD NEIGHBORHOOD



A total of 828 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority in need of minor to substantial rehabilitation.

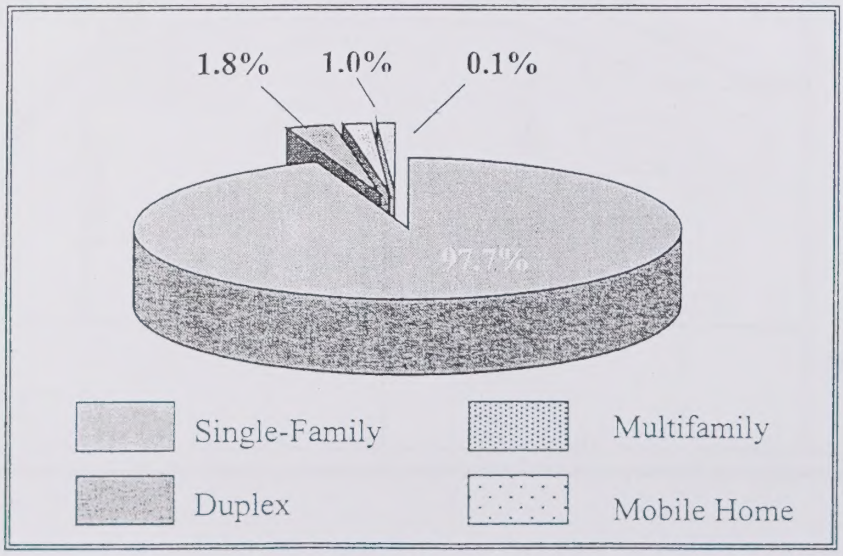
**FIGURE 19-1**
**COMMUNITY OF SHACKELFORD HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

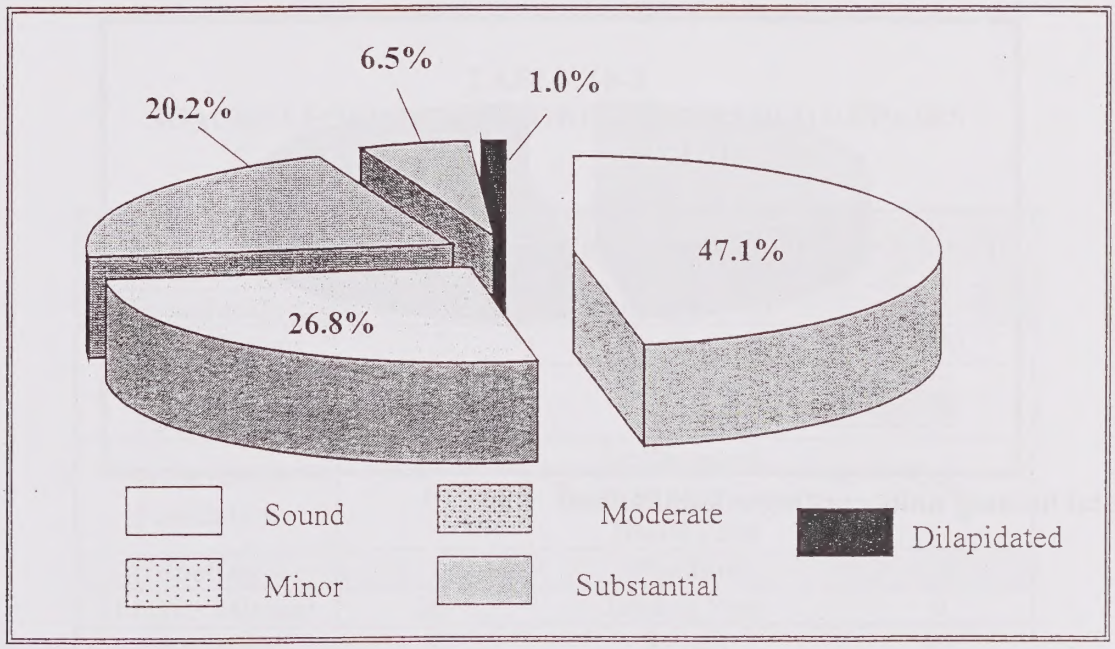
A total of 96.8 percent of the surveyed units are single-family units, 1.8 percent are classified as multifamily units; 1.2 percent are duplexes, and 0.1 percent are mobile homes. There were five duplexes found in the Neighborhood, for a total of 10 housing units, and only two multifamily units, for a total of 15 housing units.

**FIGURE 19-2**
**HOUSING UNIT PERCENTAGES**



Of all units, 47.1 percent are in sound condition, no repairs needed, while 26.8 percent need minor repairs, and an additional 20.2 percent need moderate repairs. Only 4.8 percent of the units surveyed need substantial repair, and 1.1 percent of the housing units are dilapidated.

FIGURE 19-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

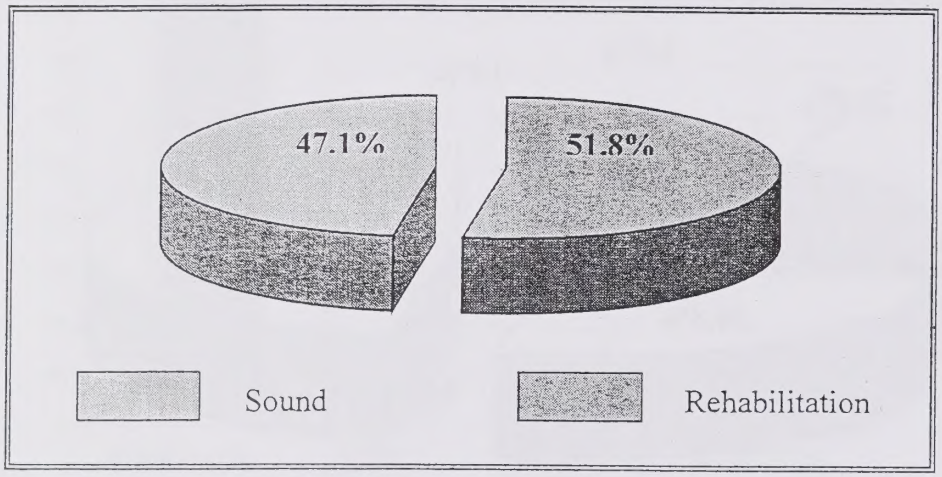
TABLE 19-1
COMMUNITY OF SHACKELFORD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 382 | 47.6% | 4 | 40.0% | 3 | 20.0% | 1 | 100% | 390 |
| Minor | 213 | 26.6% | 2 | 20.0% | 7 | 46.7% | 0 | 0.0% | 222 |
| Moderate | 162 | 20.2% | 0 | 0.0% | 5 | 33.3% | 0 | 0.0% | 167 |
| Substantial | 40 | 5.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 40 |
| Dilapidated | 5 | 0.6% | 4 | 40.0% | 0 | 0.0% | 0 | 0.0% | 9 |
| Total | 802 | 100% | 10 | 4% | 15 | 100% | 1 | 100% | 828 |

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Shackelford Neighborhood a total of 51.8 percent, or 429 of the 828 housing units are in need of some form of rehabilitation.

**FIGURE 19-4**
**HOUSING UNITS BY REHABILITATION STATUS**




**Total housing units needing rehabilitation: 429**

The primary repair needed in the Neighborhood is re-roofing of the main housing unit, where 28.6 percent of the units surveyed are in need of this repair. Additionally, a significant proportion of units, (18 percent), need complete roof structure replacement. A total of 24.2 percent of the housing units require repainting of the external structure. Very few units require foundation or electrical repair, however 11.0 percent need window repair or replacement. Sidewalks, curbs and gutters are almost entirely absent throughout the Neighborhood. Several residents in the area made comments regarding the need for sidewalks while the surveyors were conducting research in the neighborhood.

**TABLE 19-2**
**SHACKELFORD NEIGHBORHOOD NEEDED REPAIRS**

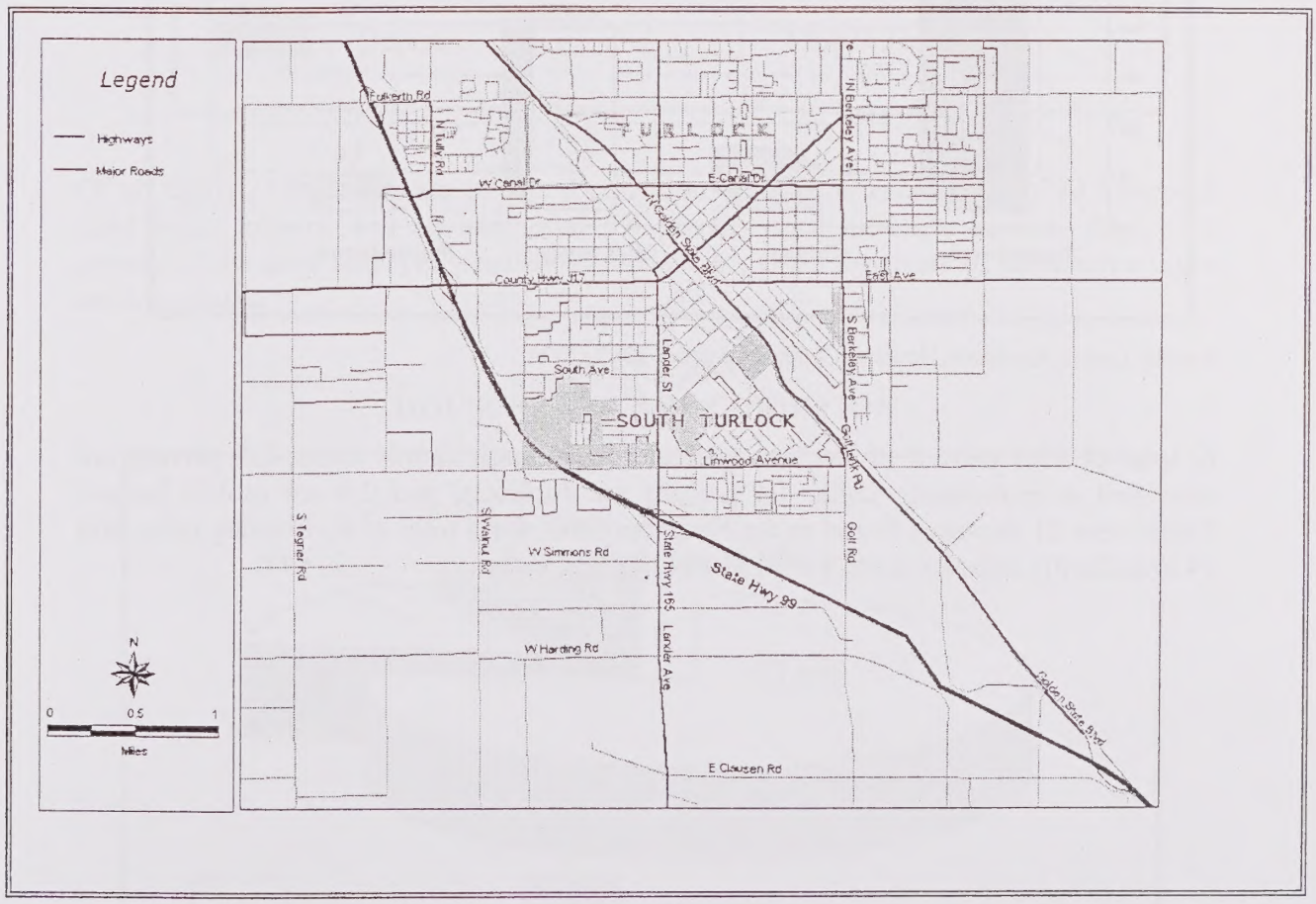
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 12 | Re-painting | 200 |
| Partial Foundation | 0 | Patching/ Painting | 102 |
| No or Needs Foundation | 6 | Replacement/ Painting &/or Lead – Based Paint | 170 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 20 | Broken Pane | 0 |
| Re-roofing | 237 | Repair | 67 |
| Roof Structure Replacement | 149 | Replacement | 24 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 13 | Sidewalks | 808 |
| Replace Main Panel | 3 | Curbs and Gutters | 783 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 47.6 percent are in sound condition and 51.7 percent are in need of rehabilitation. Five single-family homes are considered dilapidated. A total of 40.0 percent of individual housing units configured as duplexes are in sound condition, with 20.0 percent in need of rehabilitation. Four duplexes (eight housing units) are considered dilapidated. The survey showed that 20.0 percent of multifamily units are in sound condition, with 80.0 percent in need of rehabilitation. Finally, the single mobile home found in the neighborhood is in sound condition.

# SECTION 20
# SOUTH TURLOCK NEIGHBORHOOD

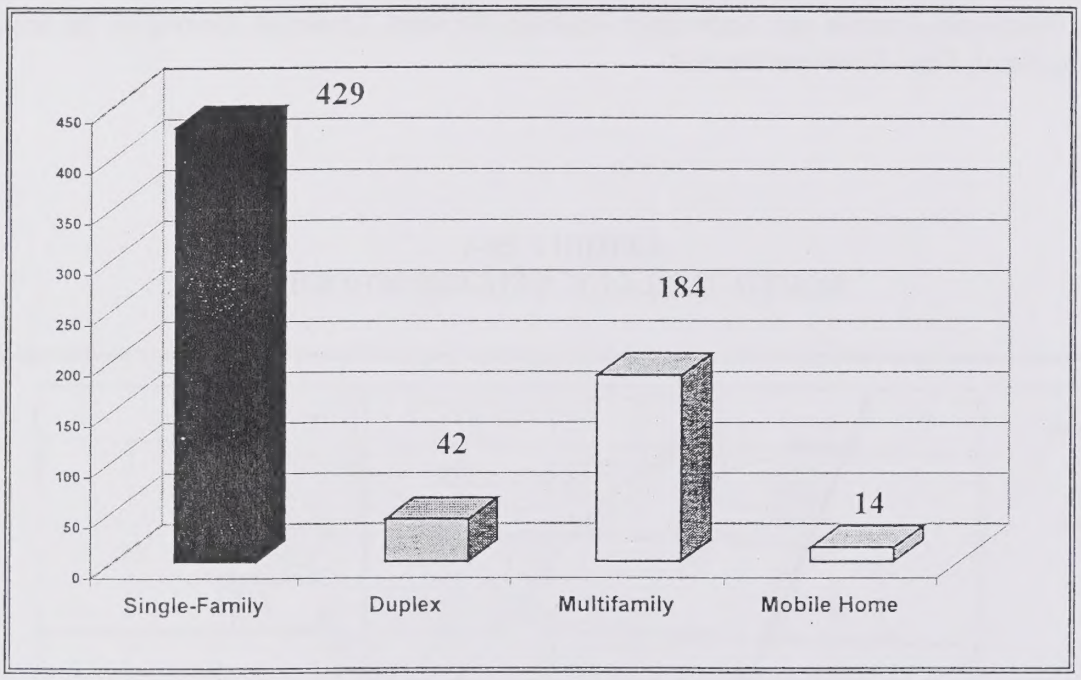
The South Turlock Neighborhood is located in central Stanislaus County, immediately south of the City of Turlock. It is defined by South and East Avenues on the north, the West Glenwood Avenue and Soderquist Road on the west, Linwood Avenue on the south and the South First Street on the east.

## EXHIBIT 20-1
## SOUTH TURLOCK NEIGHBORHOOD



A total of 669 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

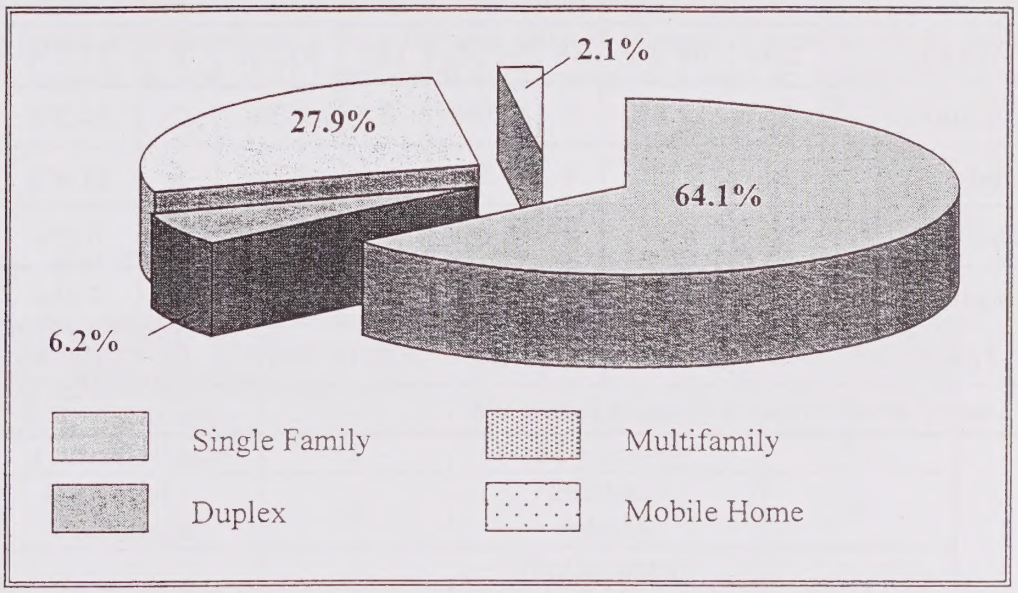
FIGURE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

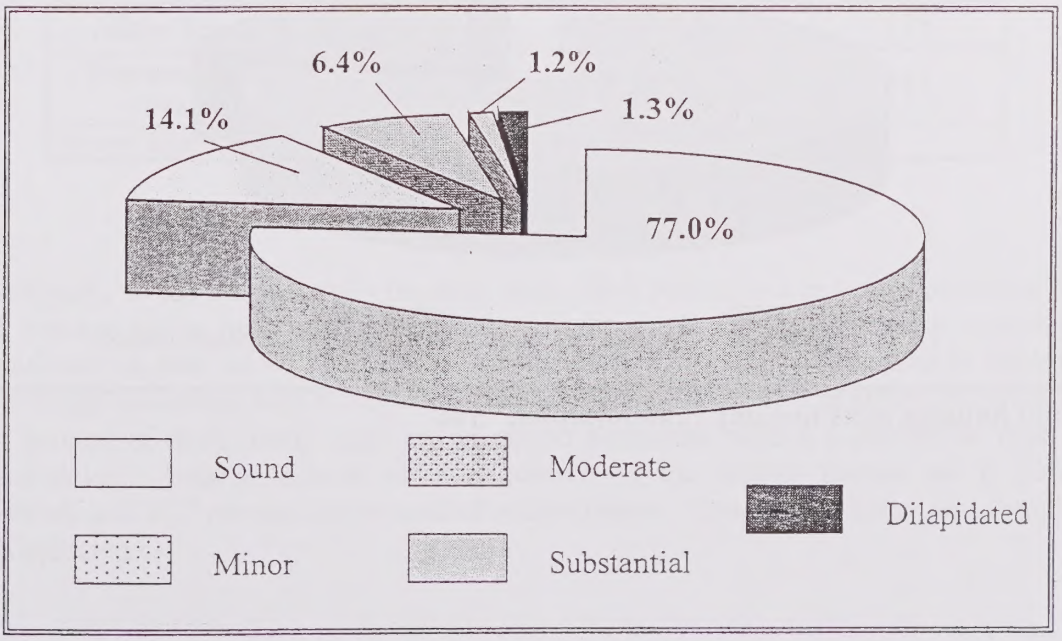
A total of 89.8 percent of the surveyed units are single-family units, 2.9 percent are classified as multifamily units; 4.4 percent are duplexes, and 2.9 are mobile homes. There were 21 duplexes found in the Neighborhood, for a total of 42 housing units, and 14 multifamily complexes for a total of 184 housing units.

FIGURE 20-2
HOUSING UNIT PERCENTAGES




Of all units, 77.0 percent are in sound condition, no repairs needed, while 14.1 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.2 percent of the units surveyed need substantial repair, and 1.3 percent of the housing units are dilapidated.

FIGURE 20-3
HOUSING UNITS BY CONDITION




Source: Laurin Associates Housing Condition Survey 2002, 2003

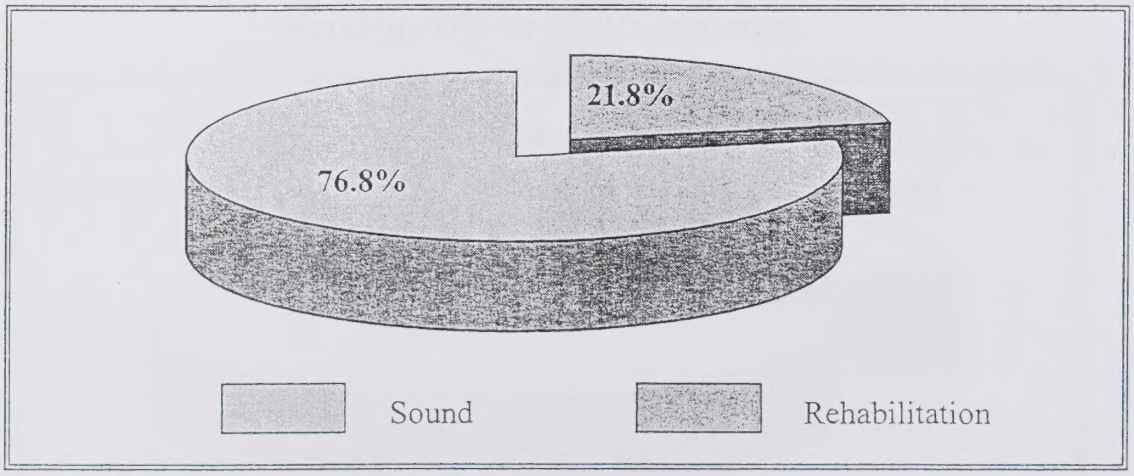
TABLE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 296 | 69.0% | 38 | 90.5% | 172 | 93.5% | 8 | 57.2% | 514 |
| Minor | 85 | 19.8% | 0 | 0.0% | 8 | 4.3% | 2 | 14.3% | 95 |
| Moderate | 32 | 7.5% | 4 | 9.5% | 4 | 2.2% | 3 | 21.4% | 43 |
| Substantial | 8 | 1.9% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 8 |
| Dilapidated | 8 | 1.9% | 0 | 0.0% | 0 | 0.0% | 1 | 7.1% | 9 |
| Total | 429 | 100% | 42 | 100% | 184 | 100% | 14 | 100% | 669 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of South Turlock a total of 21.7 percent, or 146 of the 669 housing units are in need of some form of rehabilitation.

FIGURE 20-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 146**

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 31.4 percent of the units requiring this improvement. A total of 28.3 percent of the housing units require re-roofing or roof repair. Only 2.5 percent of the units require foundation repair, and 8.4 percent need window repair or replacement. Only thirteen units (1.9 percent) were found to require electrical repairs. A total of 41.1 percent of the housing units have no sidewalks, curbs or gutters.

**TABLE 20-2**
**SOUTH TURLOCK NEIGHBORHOOD NEEDED REPAIRS**

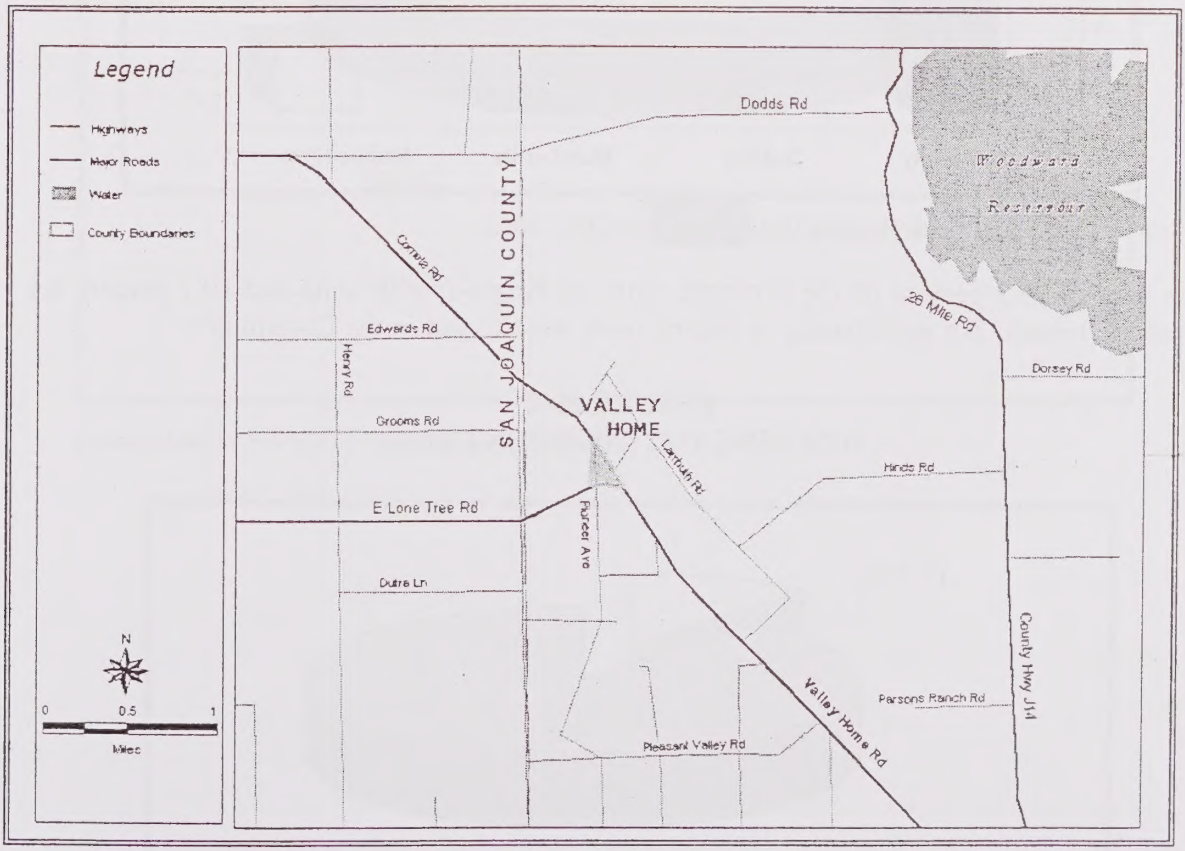
| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 1 | Re-painting | 94 |
| Partial Foundation | 15 | Patching/ Painting | 73 |
| No or Needs Foundation | 2 | Replacement/ Painting &/or Lead – Based Paint | 43 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 90 | Broken Pane | 6 |
| Re-roofing | 64 | Repair | 19 |
| Roof Structure Replacement | 35 | Replacement | 31 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 10 | Sidewalks | 275 |
| Replace Main Panel | 3 | Curbs and Gutters | 275 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 69.0 percent are in sound condition and 29.1 percent are in need of rehabilitation. Eight single-family homes are considered dilapidated. A total of 90.5 percent of individual housing units configured as duplexes are in sound condition, with 9.5 percent in need of rehabilitation. The survey showed that 93.6 percent of multifamily units are in sound condition, with 6.5 percent in need of rehabilitation. Finally, a total of 57.2 percent of the mobile homes are in sound condition, and 35.7 percent are in need of rehabilitation. One mobile home was found to be dilapidated.

# SECTION 21
# COMMUNITY OF VALLEY HOME

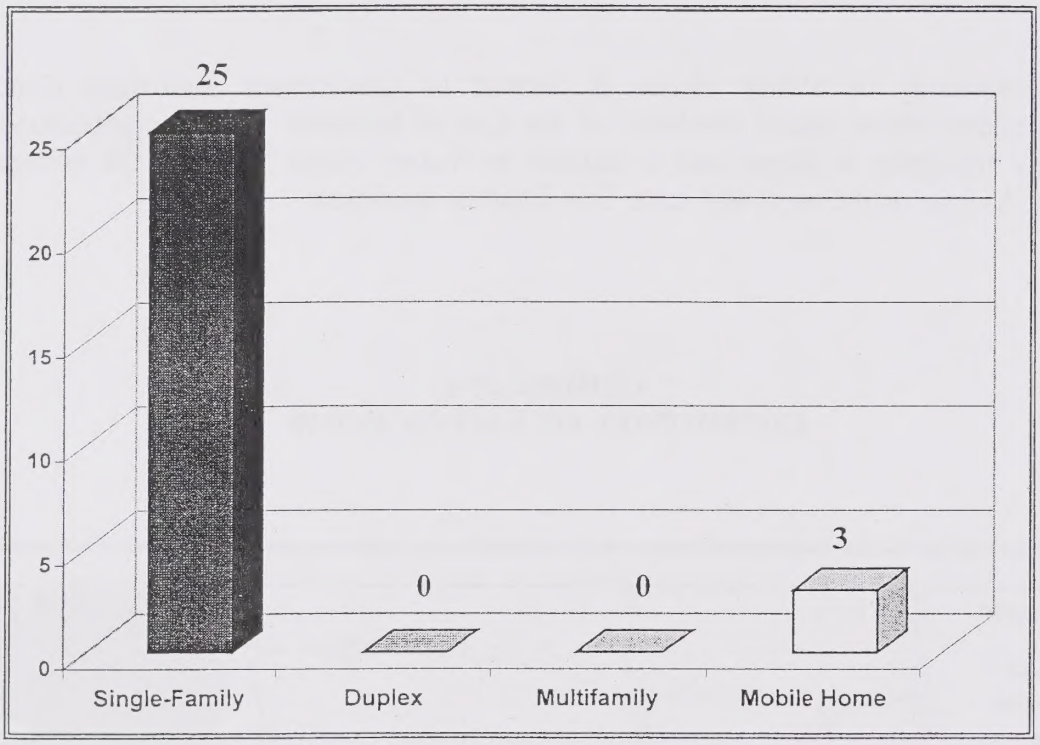
The Community of Valley Home is located in northeastern Stanislaus County, approximately eleven miles northeast of the City of Modesto. The Neighborhood is basically triangular in shape, and is defined by Valley Home Road on the northeast, Pioneer Avenue on the west, and Lone Tree Road on the South.

## EXHIBIT 21-1
## COMMUNITY OF VALLEY HOME



A total of 28 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a small percentage of which are in need of rehabilitation.

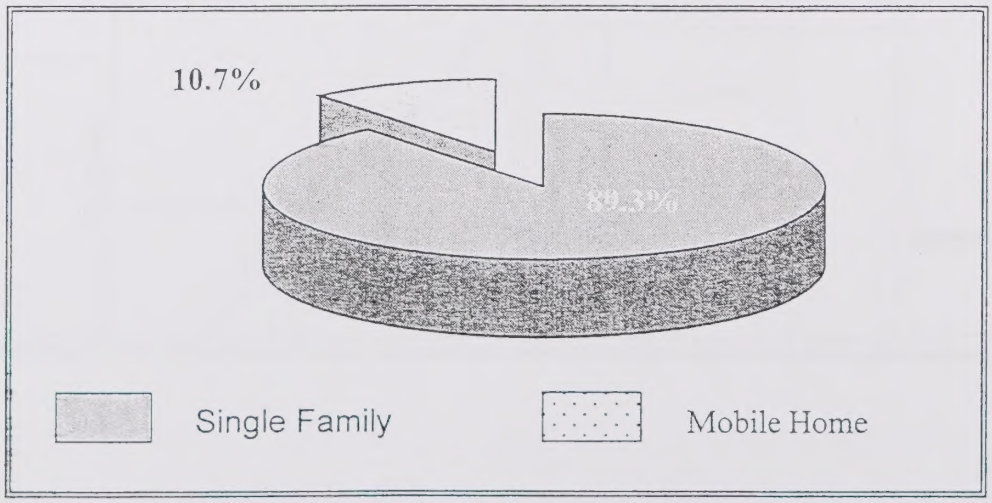
**FIGURE 21-1**
**COMMUNITY OF VALLEY HOME HOUSING TYPES**




Source: Laurin Associates Housing Condition Survey 2002, 2003

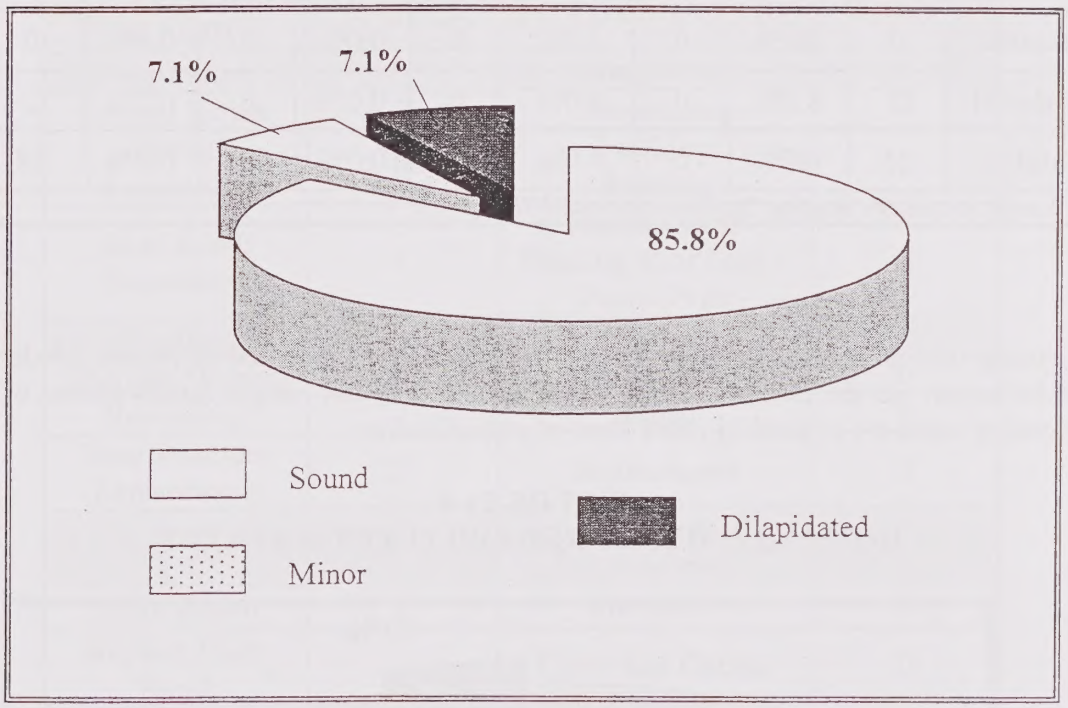
A total of 89.3 percent of the surveyed units are single-family units and 10.7 percent are mobile homes. No multifamily or duplex units were found in the Community.

**FIGURE 21-2**
**HOUSING UNIT PERCENTAGES**



Of all units, 85.8 percent are in sound condition, no repairs needed, while 7.1 percent need minor repairs. No units were found to need moderate or substantial repairs. The dilapidated units include two single-family homes.

**FIGURE 21-3**
**HOUSING UNITS BY CONDITION**




Source: Laurin Associates Housing Condition Survey 2002, 2003

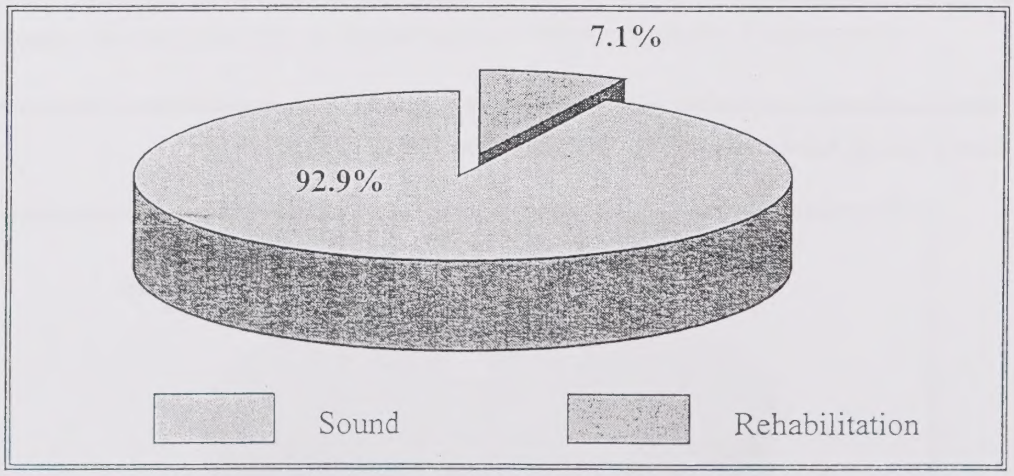
TABLE 21-1
COMMUNITY OF VALLEY HOME HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 21 | 84.0% | 0 | 0.0% | 0 | 0.0% | 3 | 100% | 24 |
| Minor | 2 | 8.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 |
| Moderate | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Substantial | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Dilapidated | 2 | 8.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 |
| Total | 25 | 100% | 0 | 0.0% | 0 | 0.0% | 3 | 100% | 28 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Valley Home only two single-family homes of the 28 housing units are in need of some form of rehabilitation.

FIGURE 21-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 2**

The primary repair needed in the Community is repainting of the external structure, with 32.1 percent of the units requiring this. Very few units require roofing, foundation, window or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 21-2**
**COMMUNITY OF VALLEY HOME NEEDED REPAIRS**

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 1 | Re-painting | 7 |
| Partial Foundation | 0 | Patching/ Painting | 2 |
| No or Needs Foundation | 1 | Replacement/ Painting &/or Lead – Based Paint | 2 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 0 | Broken Pane | 0 |
| Re-roofing | 2 | Repair | 0 |
| Roof Structure Replacement | 2 | Replacement | 2 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 28 |
| Replace Main Panel | 1 | Curbs and Gutters | 28 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 84.0 percent are in sound condition and eight percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. All three of the mobile homes in the Community are in sound condition.

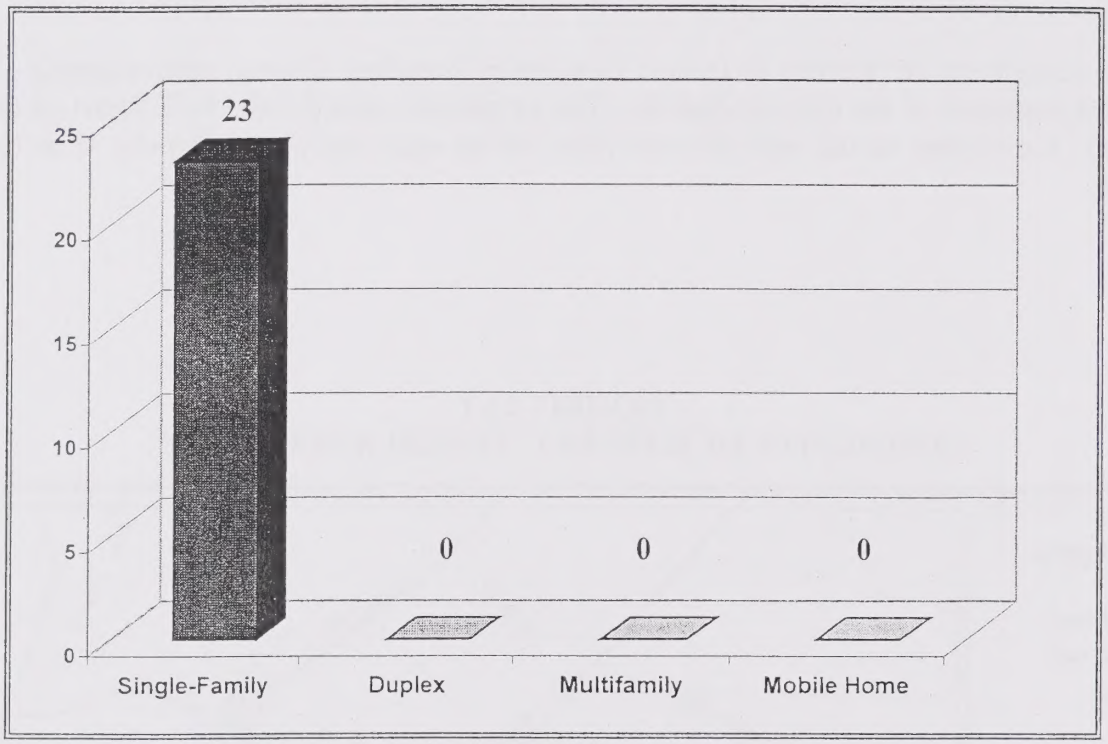
# SECTION 22
# COMMUNITY OF WESTLEY

The community of Westley is located in western Stanislaus County, approximately 12 miles southwest of the City of Modesto. The neighborhood is defined by E Street on the north, Kern Street on the west, Howard Road on the south and State Highway 33 on the east.

## EXHIBIT 22-1
## COMMUNITY OF WESTLEY, STANISLAUS COUNTY

A total of 23 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, a significant percentage of which are in need of rehabilitation or are dilapidated.

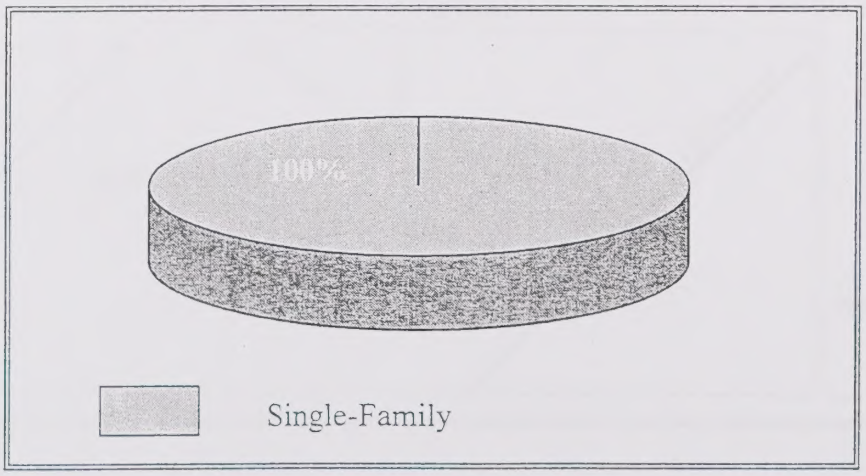
FIGURE 22-1
COMMUNITY OF WESTLEY HOUSING TYPES




Source: Laurin Associates Housing Condition Survey 2002, 2003

A total of 100 percent of the surveyed units in the Community of Westley are single-family units. No multifamily, duplex or mobile home units were found in the Community.

FIGURE 22-2
HOUSING UNIT PERCENTAGES



Of all units, 39.1 percent are in sound condition, no repairs needed, while 34.8 percent need minor repairs. A total of 4.3 percent of the units were found to need moderate repairs. The dilapidated units include five single-family homes, or 21.7 percent of the homes in the Community.

**FIGURE 22-3**
**HOUSING UNITS BY CONDITION**

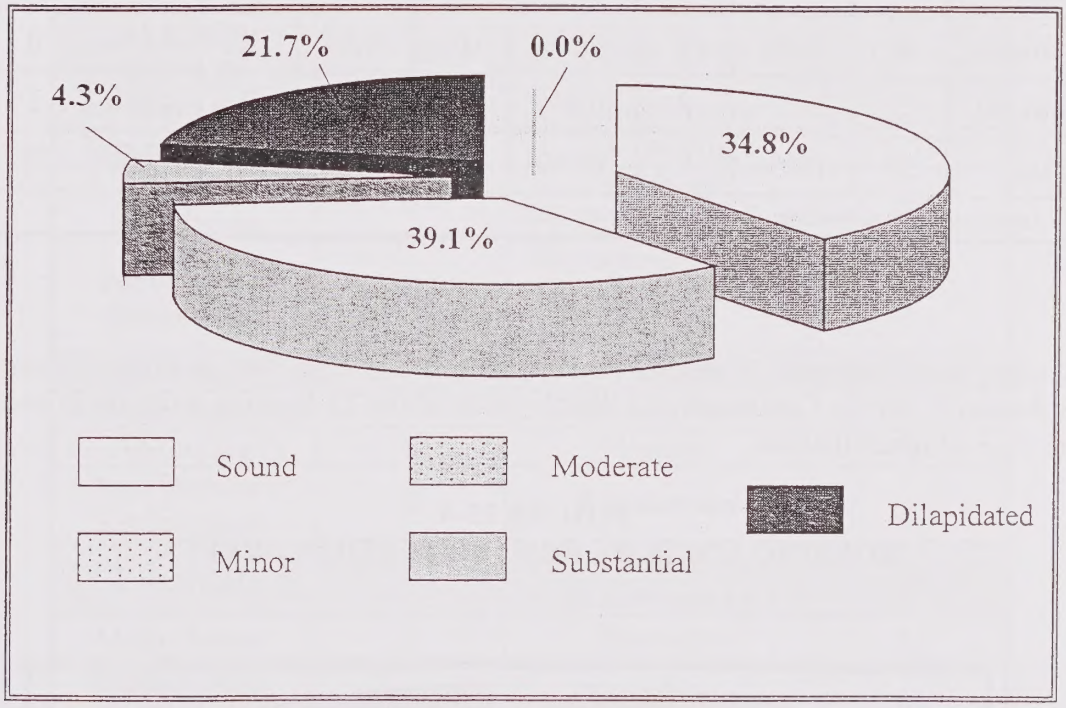


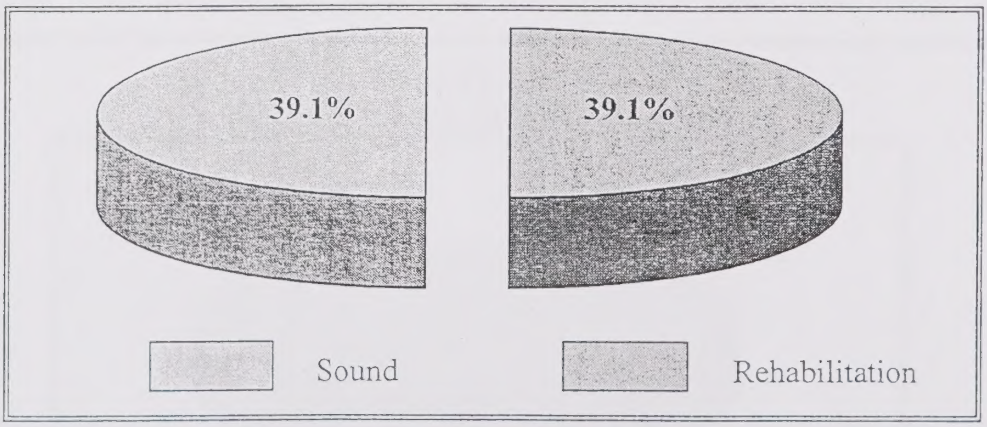
TABLE 22-1
COMMUNITY OF WESTLEY HOUSING CONDITIONS

| Housing Condition | Single Family | | Duplex | | Multi-Family | | Mobile Home | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | |
| Sound | 9 | 39.1% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 9 |
| Minor | 8 | 34.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 8 |
| Moderate | 1 | 4.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 |
| Substantial | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 |
| Dilapidated | 5 | 21.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 5 |
| Total | 23 | 100% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 23 |

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Westley nine of the 23 housing units are in need of some form of rehabilitation.

FIGURE 22-4
HOUSING UNITS BY REHABILITATION STATUS




**Total housing units needing rehabilitation: 9**

The primary repair needed in the Community is repainting or patching/replacement and repainting of the external structure, with 78.3 percent of the units requiring this improvement, and 39.1 percent of the units in need of re-roofing or roof repair. Five of the units require foundation repair and five are in need of window repairs and electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

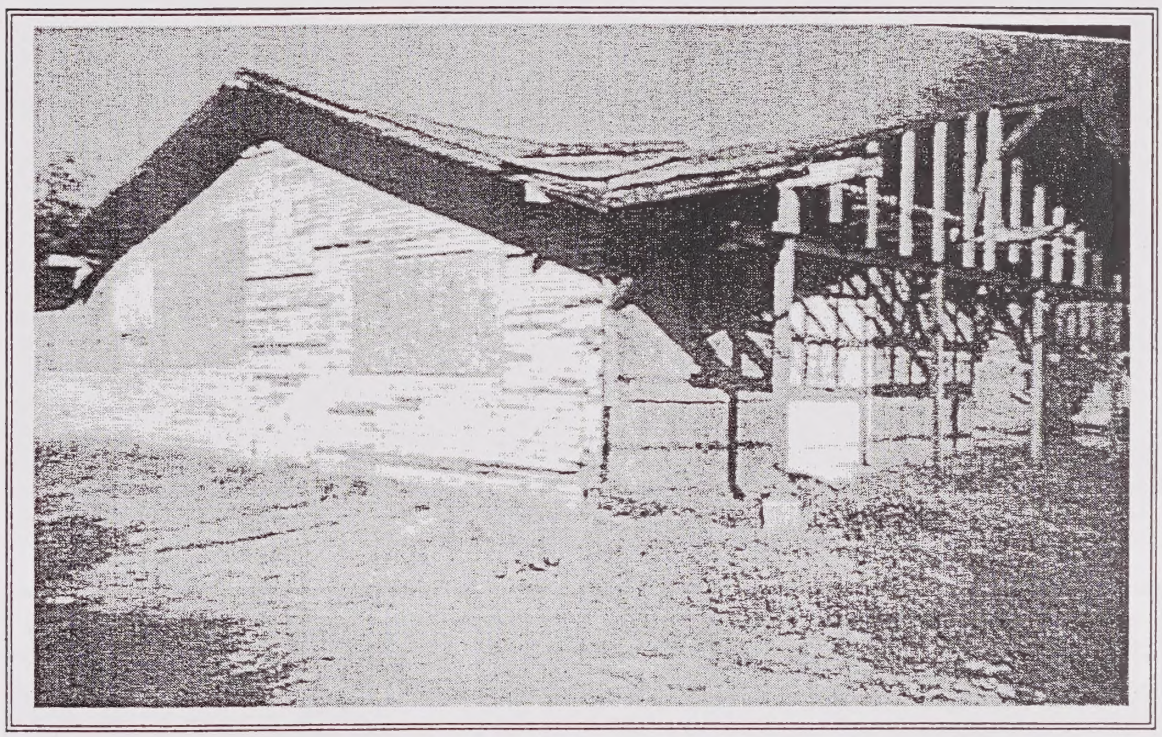
TABLE 22-2
COMMUNITY OF WESTLEY NEEDED REPAIRS

| NEEDED REPAIR | NUMBER | NEEDED REPAIR | NUMBER |
|---|---|---|---|
| **Foundation** | | **Siding/Stucco** | |
| General Repair | 5 | Re-painting | 5 |
| Partial Foundation | 0 | Patching/ Painting | 6 |
| No or Needs Foundation | 0 | Replacement Siding &/or Lead –Based Paint | 7 |
| **Roofing** | | **Windows** | |
| Shingles Missing | 1 | Broken Pane | 0 |
| Re-roofing | 8 | Repair | 0 |
| Roof Structure Replacement | 5 | Replacement | 5 |
| **Electrical** | | **Frontage Improvements** | |
| Minor Repair | 1 | Sidewalks | 23 |
| Replace Main Panel | 4 | Curbs and Gutters | 23 |
| Source: Laurin Associates Housing Condition Survey 2002, 2003 | | | |

In summary, of the single-family housing units, 39.1 percent are in sound condition and 39.1 percent are in need of rehabilitation. Five single-family housing units are considered dilapidated.

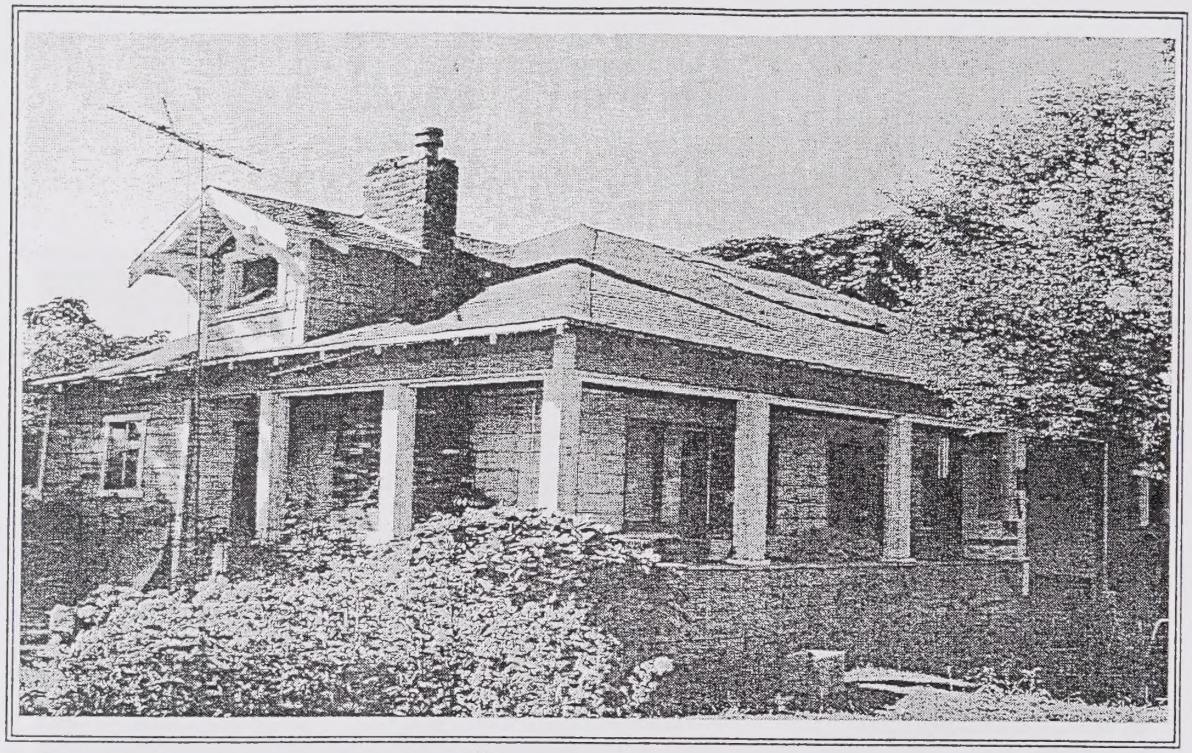
ATTACHMENT I

EXAMPLES OF DILAPIDATED HOUSING
UNINCORPORATED STANISLAUS COUNTY

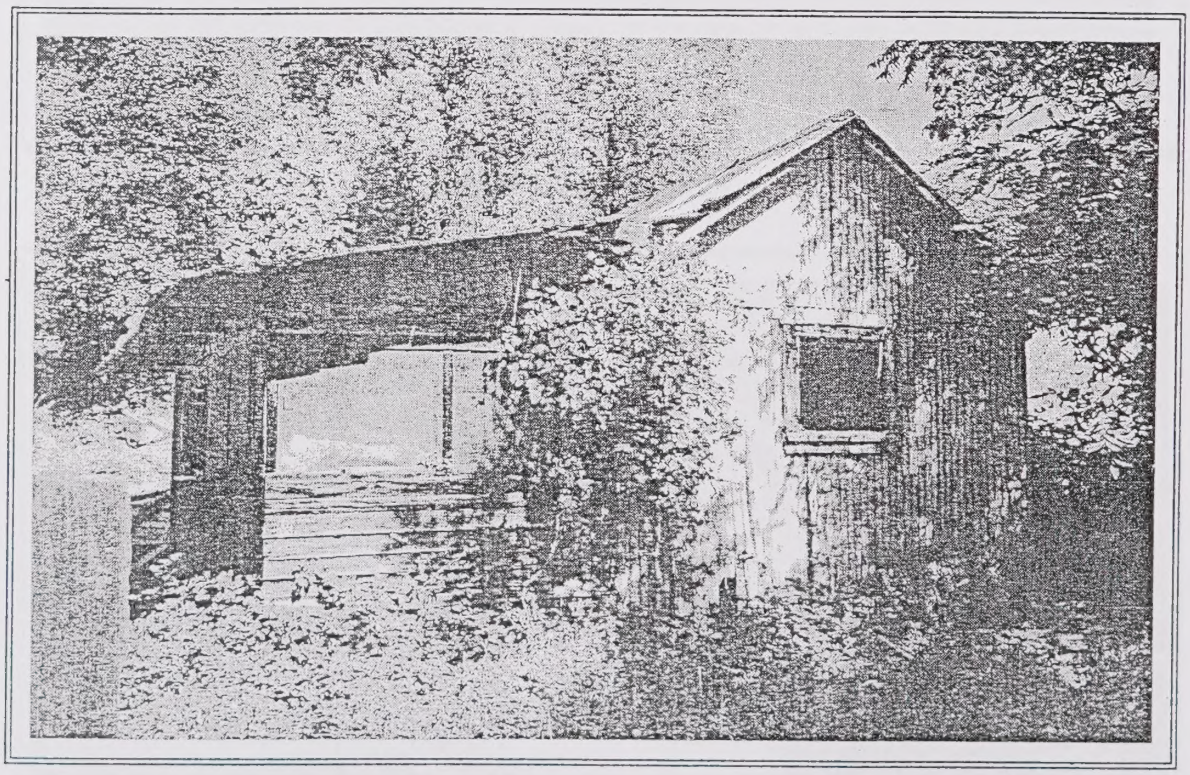


Carpenter Avenue, SW Modesto

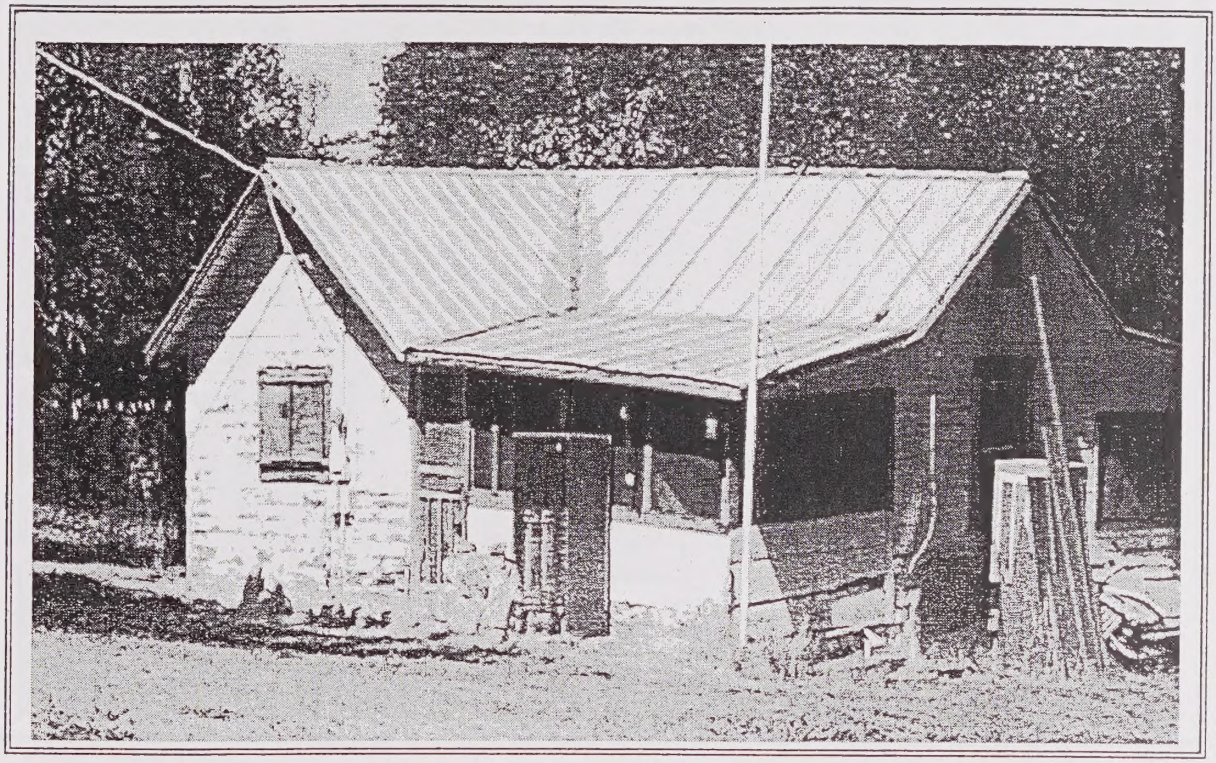
Laird Street, Grayson



6th Street, Hickman

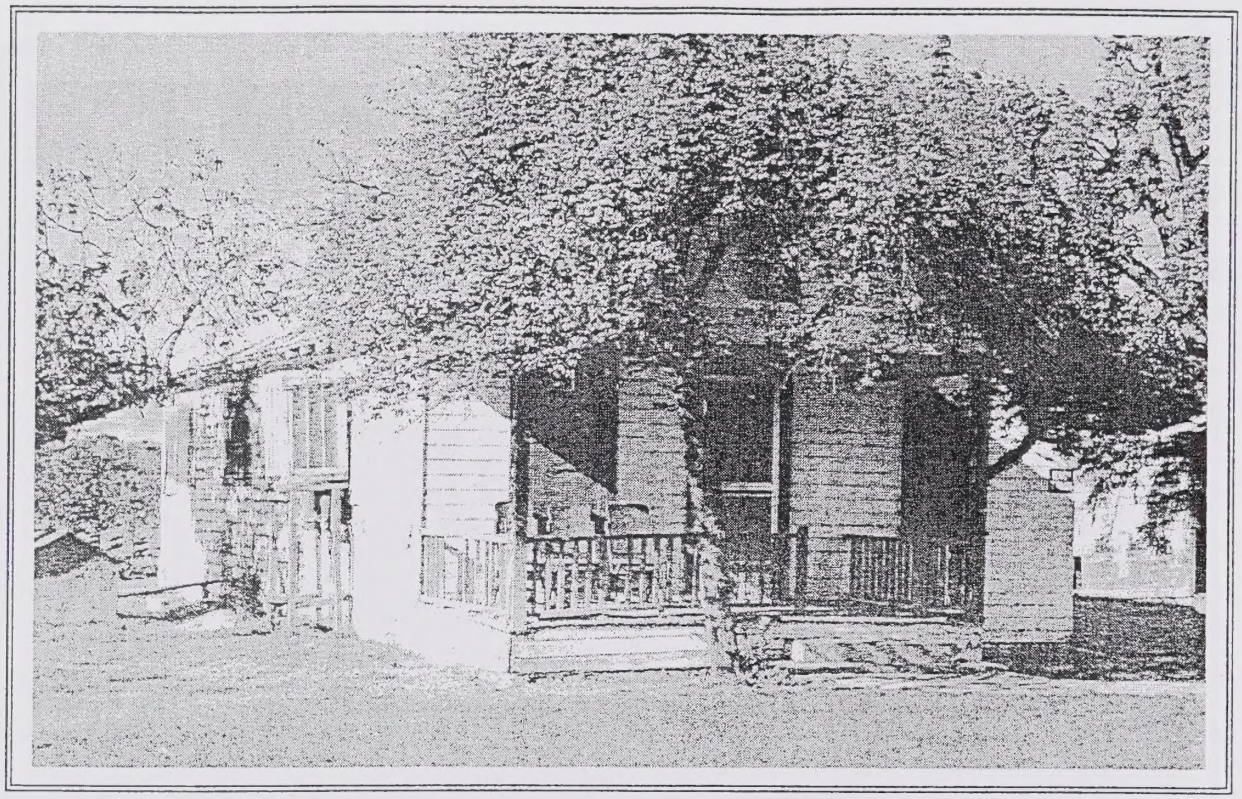


Main Street, Knights Ferry



Yosemite Avenue, La Grange

La Siesta Avenue, Monterey Park



Howard Street, Westley

Dallas Street, West Ceres

# ATTACHMENT II

## LEAD-BASED PAINT AND ASBESTOS

The Housing Condition study for the County was conducted from the street only; survey personnel did not contact homeowners or enter the property or premises for the purposes of the survey. This exterior assessment of the housing units does not reflect the fact that additional consideration regarding the potential classification of homes for rehabilitation or demolition can be based on the presence of hazardous material contained within the structure. The following information is presented as background material regarding the two most common hazardous substances found in homes built before 1978: lead-based paint and asbestos.

Lead-based paint

The primary source of lead poisoning in children is lead based paint. Despite scientific evidence going back to the 19th century, paint manufacturers put lead in paint until it was banned by the federal government in 1977. In 1996, the federal government created very strenuous disclosure requirements for almost all residential real estate transactions, including the renting, leasing and selling of homes. Sellers, landlords and real estate brokers are required to disclose the known existence of lead based paint, and also to provide tenants and buyers with a pamphlet detailing the risks associated with lead based paint. Homes and apartments built before 1978 may still contain lead paint. If the old paint is chipped, peeling or cracking, if it is around doors or windows, on sills or baseboards, or if it is on a surface that a young child can mouth or chew, it can be a hazard, particularly to children or women who are pregnant or who want to become pregnant. A recent EPA/Department of Housing and Urban Development (HUD) Task Force report confirmed that old lead paint that is well maintained does not present a hazard and is best left undisturbed. If the old lead paint is in poor condition, however -- peeling, chipping, cracking or flaking -- or if there are plans to conduct any repairs or renovations, the lead can become a hazard, as it can create dust, which is the major pathway for exposure to lead. Lead dust can form when old lead paint is dry scraped, dry sanded, or heated.

An increasingly popular permanent lead abatement technique is to apply approved encapsulation products. Encapsulation of old lead paint is particularly encouraging as a more practical and cost-effective alternative to full removal of the paint. It is essential that a professional contractor, trained in proper handling and removal of lead-based paint, perform the removal of the paint. Untrained, unskilled contractors or amateur do-it-yourself efforts can actually increase lead risk. When renovations are planned that involve construction or lead removal, families (especially children and pregnant women)

should be temporarily moved out of the home until the work is done and the area is properly cleaned.

Asbestos

Asbestos is a family of naturally occurring minerals found in serpentinite and other metamorphic rock. When breathed, asbestos can lead to diseases such as lung cancer and mesothelioma. There is no known safe exposure to asbestos. Because of its strength and resistance to heat, asbestos has long been used for insulation, roofing and fireproofing. The physical properties of asbestos also made it an ideal additive to ease the manufacture and application of ceiling and wall finishes, tape joint compounds, floor tiles and mastics. Even if asbestos is in a building, it is usually not a serious problem. The mere presence of asbestos in a home or a building is not hazardous. The danger is that asbestos materials may become damaged over time. Damaged asbestos may release asbestos fibers and become a health hazard. Disturbing material containing asbestos may create a health hazard where none existed before.

Historically, asbestos was a popular component of many building materials and appliances. Houses built between 1930 and 1950 may have asbestos as insulation. Materials commonly found to contain asbestos include: roofing and siding, textured paint and patching compounds used on wall and ceiling joints; artificial ashes and embers sold for use in gas-fired fireplaces; stovetop pads; walls and floors around wood burning stoves may be protected with asbestos paper, millboard, or cement sheets; some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives; hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.

If the asbestos material is in good shape and will not be disturbed, it is generally safe to leave it in its existing condition. If it is a problem, there are two types of corrections: repair and removal.

Repair usually involves either sealing or covering asbestos material.

Sealing (encapsulation) involves treating the material with a sealant that either binds the asbestos fibers together or coats the material so fibers are not released. Pipe, furnace, and boiler insulation can sometimes be repaired this way. Only a professional trained to handle asbestos safely should do this.

> Covering (enclosure) involves placing something over or around the material that contains asbestos to prevent release of fibers. Exposed insulated piping may be covered with a protective wrap or jacket.

With any type of repair, the asbestos remains in place. Repair is usually cheaper than removal, but it may make later removal of asbestos, if necessary, more difficult and costly. Repairs can either be major or minor. Major repairs must be done only by a professional trained in methods for safely handling asbestos. Minor repairs should also

be done by professionals since there is always a risk of exposure to fibers when asbestos is disturbed.

Removal is usually the most expensive asbestos abatement method and, unless required by state or local regulations, should be the last option considered in most situations, because removal poses the greatest risk of fiber release. However, removal may be required when remodeling or making major changes to a housing unit where the asbestos material will be disturbed. Removal may be called for if asbestos material is damaged extensively and cannot be otherwise repaired. Removal is complex and must be done only by a California State licensed hazardous material contractor with special training. Improper removal may actually increase the health risks to households.

# Agricultural Element

## Chapter 7

## AGRICULTURAL ELEMENT

Agriculture is the leading industry in Stanislaus County generating an annual gross agricultural value in excess of a billion dollars into the local economy. This initial value of farm production has a ripple, or multiplier, effect in the economy by generating related activities such as food processing, retail and wholesale trade, marketing, transportation, and related services. Located in the Central Valley, which has long been known as California's agricultural heartland, Stanislaus County consistently ranks among the top ten agricultural counties in the state. Stanislaus County also plays a major role in agriculture at the national level, based on market value of agricultural product sold.

The success of agriculture in Stanislaus County is largely due to our favorable climate and the flat, fertile soils that comprise the resource base of our biggest industry. The availability of affordable, high quality irrigation water and low-cost electrical power also gives local agriculture a competitive advantage. Agriculture in Stanislaus County is characterized by a broad diversity of commodities. While overall production trends for leading commodities have continued to grow, these trends are not always reflective of the overall health of agriculture in Stanislaus County.

The same elements that make Stanislaus County so well suited for agriculture – favorable climate, flat land, available water and low-cost power – also make the County attractive for urban development. Like other areas of the Central Valley, the County has become a magnet for those in search of affordable housing within commuting distance of the San Francisco Bay Area and other major employment centers.

Confronted with unprecedented population growth, diminishing agricultural resources, and increased production costs, it can no longer be assumed local agriculture will always be a major supplier to the nation with fresh fruits and vegetables and remain the mainstay of our economy. The challenge of solving the problems confronting agriculture in Stanislaus County requires the coordinated efforts of both government and private citizens. The goals to sustain a healthy agricultural economy, conserve our agricultural land, and protect our natural resources are goals for which our community as a whole can strive, from which our community as a whole will benefit.

### Purpose

The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals:

1. Strengthen the agricultural sector of our economy.
2. Conserve our agricultural lands for agricultural uses.
3. Protect the natural resources that sustain agriculture in Stanislaus County.

The policies are intended to provide clear guidelines for County decision-making. The policies also are intended to express the County's commitment to specific programs and strategies that will ensure the continued success of our agricultural industry and productivity of our agricultural lands.

## Focus

The overall focus of the Agricultural Element is on the mitigation of negative economic and environmental impacts to agricultural land and the natural resources needed to support local agriculture. The Agricultural Element establishes policies to protect the economy of Stanislaus County by minimizing conflicts between agriculture, the environment, and urban development. By minimizing the impacts of urbanization on agriculture, the County will help protect local agriculture and ensure its continued success.

## Scope

This document represents a broad-based effort to analyze the status of local agriculture, address agricultural issues, consolidate existing County policies and propose strategies to solve problems that exist. Not limited to land use issues, this document goes beyond the scope of most agricultural elements to include strategies for economic development and resource protection related to agriculture. Because of its comprehensive approach, this document can be considered a strategic plan for agriculture in Stanislaus County.

## Authority & Relationship to Other General Plan Elements

In recognition of the importance of agriculture to our local economy, the Stanislaus County General Plan includes an Agricultural Element to promote and protect local agriculture. Under Section 65303 of the California Government Code, optional elements of the General Plan, are authorized but not mandated by the state legislature. The Agricultural Element is coordinated with several other elements of the General Plan and must be consistent with the entire General Plan. It interacts primarily with agriculture-related policies of the Land Use, Conservation/Open Space, and Housing Elements. To avoid duplication, policies in these elements that affect or relate to agriculture are not repeated in this element. However, such policies are cross-referenced whenever appropriate. The policies in this document have the same legal status as any state-mandated element of the general plan.

## Review Period

The adoption of the Agricultural Element reflects the County's commitment for a strong agricultural economy. As a means of insuring the goals, objectives, policies, and implementation measures of this document remain relevant to the needs of local agriculture, periodic review of the this document is required. Adoption of this document includes a commitment to reviewing it every five years. Reviews shall be conducted by the Agricultural Advisory Board with assistance from both the County Agricultural Commissioners Office and the Planning Department.

## GOAL ONE

Strengthen the agricultural sector of our economy.

Growth in Stanislaus County is both an opportunity for local agriculture and a threat to its stability. There are opportunities to expand markets for local agricultural products and opportunities for the expansion of existing businesses and the formation of new enterprises. However, growth typically results in increased conflicts between farm and non-farm residents as well as contributing to the loss of productive farmland, the deterioration of air quality, increased competition for water supplies and other resource problems.

Goal One addresses these opportunities and threats by presenting strategies for agriculture-related economic development. These strategies include ways to improve marketing and promotion, provide education and technical assistance, minimize conflicts between farm and non-farm residents, provide adequate housing for farm workers, and ensure food safety.

Because many of these issues are not unique to Stanislaus County alone, but involve the entire Central Valley, the close cooperation of local governments through a voluntary multi-county association or confederation is essential for the continued success of agriculture and the health of our regional economy as a whole.

### Objective Number 1.1: Enhance the marketing and promotion of agriculture in Stanislaus County

The ability to market and promote agriculture on both a county-wide and farm level is essential to the success of agriculture in Stanislaus County. Direct marketing is one method farmers can use to gain market control, but for many crops a local infrastructure for marketing and promotion is needed for success. This local infrastructure is comprised of land, services, and the workforce needed for support industries such as food-processors, manufactures, distributers, suppliers, and retailers. A key factor to attracting and retaining the necessary infrastructure includes a strong local focus on economic development.

Stanislaus County plays an active role in economic development through its participation with private industry in efforts to add value to existing local economic development programs. The ability to market the productivity of agriculture in Stanislaus County is essential to the development of the support industry needed to enhance the sales of agricultural products. Marketing boards for the various agricultural commodities grown and raised in Stanislaus County serve as a link between the farmer, processor, and consumer.

Efforts to highlight the rich agricultural heritage of Stanislaus County help to bridge the gap between consumers and farmers by promoting the value of agriculture to the community as a whole. With the increase in population, the majority of Stanislaus County citizens now reside in urban areas. Clearly community education of farming practices and the economic role of agriculture is important to the long-term health of agriculture as an industry in Stanislaus County. Direct marketing provides an opportunity for farmers to deliver their products directly to consumers, while allowing the farmer to maximize revenues.

The County supports direct marketing opportunities through the permitting of produce stands and produce markets meeting adopted standards and incidental retail sales and tasting rooms in conjunction with authorized agricultural processing facilities in the agricultural zoning district. For many consumers farm-based direct marketing offers them their only physical connection to agriculture. However, to limit the potential for conflict, the county must take measures to insure direct marketing is conducted in a manner which promotes the health, safety, and welfare of both county residents and agricultural business in the county.

In addition to a strong local market, a strong export market for Stanislaus County agricultural products is a key element to sustaining our agricultural economy. Each year an increasing amount of agricultural products grown in and raised in Stanislaus County are shipped worldwide. Economic development efforts assist companies interested in exporting local agricultural products. In addition to local efforts, the County encourages state and federal efforts to expand agricultural export programs.

**Policy 1.1**

Efforts to promote the location of new agriculture-related business and industry in Stanislaus County shall be supported.

**Implementation Measure**

1. The County shall continue to participate in economic development efforts to bring new agriculture-related business and industry to Stanislaus County
   ***Responsible Departments:*** ***Board of Supervisors***

**Policy 1.2**

The marketing and promotion of local agricultural products shall be encouraged.

**Implementation Measures**

1. The County shall continue to implement existing ordinance provisions relating to direct-marketing of locally grown produce.
   ***Responsible Departments: Agricultural Commissioner, Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors***

2. The County shall encourage efforts to establish direct marketing programs and a market identity for Stanislaus County.
   ***Responsible Departments: Planning Department, Chief Executive Office and Board of Supervisors***

3. The County shall encourage the presence of agricultural marketing boards in Stanislaus County.
   ***Responsible Departments: Planning Department, Chief Executive Office and Board of Supervisors***

**Policy 1.3**

Efforts to expand markets for the export of local agricultural products shall be encouraged.

**Implementation Measure**

1. The County shall support and encourage efforts to create and expand export programs which seek to expand markets for commodities produced in Stanislaus County.
   ***Responsible Departments:*** ***Agricultural Commissioners Office, Board of Supervisors.***

**Objective Number 1.2: Support the development of agriculture-related uses**

Given its broad diversity, Stanislaus County agriculture involves a variety of commercial and industrial activities and requires a range of supplies and services. Roadside stands, processing services, maintenance and repair of farm machinery and equipment, custom farming services and similar agriculture-related uses are all important for the success of agriculture.

Some of these activities and support services may be most appropriately located on agricultural lands, where they are convenient and accessible to farmers and ranchers. On the other hand, some of these uses may interfere with agricultural operations. The determination of which commercial activities and support services belong on agricultural lands depends on their connection to agriculture, the potential for conflicts, the size, scale and adaptability of the use, and the amount of land lost to farming.

The A-2 (General Agriculture) zoning district of the County Zoning Ordinance encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier one includes uses closely related to agriculture such as nut hulling and drying, wholesale nurseries, and warehouses for storage of grain and other farm produce grown on-site or in proximity to the site. Tier two includes uses such as agricultural service establishments serving the immediately surrounding area and agricultural processing plants of limited scale. Tier three includes uses that are not directly related to agriculture but may be necessary to serve the A-2 district or difficult to locate in urban areas. Since tier three uses can be people-intensive and thus can adversely impact agriculture, they are generally directed to lands within LAFCO-adopted Spheres of Influence.

Agricultural service establishments designed to serve the immediate area and agricultural processing plants such as wineries and canneries are allowed when the Planning Commission finds that (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial. Limited visitor-serving commercial uses including retail sales, tasting rooms and/or facilities for on-site consumption of agricultural products are allowed in conjunction with agricultural processing facilities.

In general, agricultural service establishments can be difficult to evaluate due to their wide diversity of service types and service areas. This diversity often leads to requests for uses which provide both agricultural and non-agricultural services and/or have a wide-spread service area. Maintaining a focus on production agriculture is key to evaluating agricultural service establishments in the agricultural area. In order to control the scale and intensity of processing facilities, such as wineries and canneries, the County requires such facilities in the agricultural area to show a direct connection to production agriculture in Stanislaus County and applies limitations on the number of employees.

Visitor-serving commercial uses can be especially problematic. Direct marketing and promotion of local products is beneficial to the agricultural industry, yet the people who come to enjoy the rural setting may interfere with necessary farming practices. This "people versus practice" conflict makes it necessary to limit the location and intensity of visitor-serving commercial uses in agricultural areas.

**Policy 1.4**

Limited visitor-serving commercial uses shall be permissible in agricultural areas if they promote agriculture and are secondary and incidental to the area's agricultural production.

**Policy 1.5**

Agricultural service establishments shall be permissible in agricultural areas if they are designed to serve production agriculture in the immediately surrounding area as opposed to having a widespread service area, and if they will not be detrimental to agricultural use of other property in the vicinity.

**Policy 1.6**

Processing facilities and storage facilities for agricultural products either grown or processed on the site shall be permissible in agricultural areas.

**Policy 1.7**

Concentrations of commercial and industrial uses, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for agriculture and shall not be allowed.

**Policy 1.8**

To encourage vertical integration of agriculture, the County shall allow research, production, processing, distribution, marketing, and wholesale and limited retail sales of agricultural products in agricultural areas, provided such uses do not interfere with surrounding agricultural operations.

**Implementation Measure**

1. The County will continue to implement its existing General Agriculture (A-2) zoning provisions for agriculture-related uses consistent with policies 1.6 - 1.10 of the Agricultural Element.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Objective Number 1.3: Minimizing Agricultural Conflicts:**

Urbanization and the proliferation of rural residences throughout the County has led to increased conflicts over agricultural operations. Homeowners complain about noise, odors, flies, chemical spraying and similar impacts of commercial agricultural practices; farmers complain about vandalism, theft and trespassing on farm properties. To minimize these conflicts, the County can implement a variety of tools designed to minimize the interaction between people and agriculture which results in the conflict. These tools include continuing to implement its right-to-farm ordinance, requiring buffers between non-agricultural development and adjacent agricultural operations, and establishing setbacks from agricultural zones.

Stanislaus County is one of many counties in California to have enacted a right-to-farm ordinance to protect farmers from nuisance suits as a result of normal farming practices. The ordinance requires disclosure to home buyers in farming areas that they are subject to noise, dust, odors, and other impacts of commercial agricultural operations. The ordinance also provides a notification system to make residents more aware of the right-to-farm policy and provides a voluntary agricultural grievance procedure as an alternative to court proceedings.

In practice, the right-to-farm ordinance primarily serves as a tool for making adjacent landowners aware of a right which cannot be fully protected by the ordinance. When faced with non-agricultural development in agricultural areas, farmers often lose their rights to implement normal farming practices, such as spraying, due to the increased risk of exposure to surrounding people. Without question, the right-to-farm ordinance is a critical tool in the effort to protect agricultural land, but beyond awareness it is limited in the true protection it can provide. The success of the right-to-farm ordinance is dependent on supporting policies limiting non-agricultural development in and around agricultural areas.

To lessen the impacts of development by minimizing conflicts between agricultural and non-agricultural uses, buffers should be required when incompatible development is approved in or adjacent to agricultural areas. A buffer is a physical separation such as a topographic feature, a substantial stand of trees, a water course, a landscaped berm or similar feature. Buffers serve as both a physical and visual barrier between agricultural uses and the people in non-agricultural areas. By separating incompatible uses, a buffer minimizes the impacts of non-agricultural development on surrounding agricultural operations and decreases the likelihood of conflict. Buffers are not intended to stop people from entering an area, but rather to limit people as a means of avoiding a situation where conflict is known. Buffers need to take into account 'no spray' policies enforced by the Agricultural Commissioner.

Setbacks from agricultural zones also help minimize conflicts over agricultural practices. For example, standards for residential zones may be amended to require all structures be setback a specified distance from an adjacent agricultural zone. Standards will need to take into account existing residential areas where lots may be too small to accommodate effective setbacks. However, the purpose for adopting setback standards is to insure existing circumstances which have resulted in conflict over agricultural practices are not repeated. As with buffers, setbacks need to take into account 'no spray' policies.

Impacts to agriculture also occur when lands are removed from agricultural production and remain fallow or crops are abandoned. While this type of impact generally occurs on the edge of urban development, it can also occur in the middle of an agricultural area. Fallow and abandoned farmland becomes habitat to invasive and noxious pests which may damage plants, lower production, and cause the need to increase the use of pesticides and rodenticides on adjacent farmland. State law grants authority to the County Agricultural Commissioner to address these type of nuisances, but it ultimately is the responsibility of individual property owners to avoid impacting adjacent farmland.

**Policy 1.9**

The County shall continue to protect agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

**Implementation Measures**

1. The County shall continue to implement the Right-to-Farm ordinance.
   ***Responsible Departments*** ***Tax Collector, Clerk Recorder, Planning Department (Planning and Building Permits Divisions), Planning Commission, Board of Supervisors***

2. The County shall utilize complaints related to agricultural activities as educational opportunities.
***Responsible Departments: Agricultural Commissioner, Planning Department, Board of Supervisors***

**Policy 1.10**
The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.

**Implementation Measures**

1. The County shall require buffers and setbacks for all discretionary projects introducing or expanding non-agricultural uses in or adjacent to an agricultural area consistent with the guidelines presented in Appendix "A".
***Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors***

**Policy 1.11**

The County shall support state regulations requiring landowners to manage noxious weeds and pests on fallow or abandoned lands.

**Implementation Measure**

1. The Agricultural Commissioner shall enforce state regulations requiring landowners to manage noxious weeds and pests on fallow or abandoned lands.
***Responsible Departments: Agricultural Commissioner, Board of Supervisors***

**Objective Number 1.4: Provide Housing for Farmworkers**

Efficient farm management requires a stable work force to provide labor when needed. To ensure the availability of that labor, adequate numbers of employees must be housed on both a temporary and a permanent basis. Farmworker housing issues involve the location, amount and type of housing for seasonal and year-round farm workers.

State and federal housing programs for farm workers in Stanislaus County are administered by the Stanislaus County Housing Authority, which is an independent public agency entirely separate from County government. Farmworker housing projects currently administered by the Housing Authority are located throughout the County. Other efforts to provide farmworker housing come mainly from individual farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations of farmworker housing.

The County appoints the Housing Authority Board, which is the agency's policy-making body, and otherwise assists the Housing Authority as outlined in a cooperative agreement. The Housing Element of the General Plan includes a commitment that the County shall continue to assist the Housing Authority in its administration of state and federal housing programs for farm workers.

The General Agriculture (A-2) zoning district allows, with use permit, farm labor camps and permanent housing for persons employed on a full-time basis in connection with any agricultural work or place where agricultural work is being performed. The County Zoning Ordinance also recognizes the use of manufactured housing (mobile homes) under a temporary permit when specific criteria can be met to substantiate the need to provide housing for a full-time employee. Manufactured housing (mobile homes) are preferred over standard housing because they can be moved off the property if circumstances change and the employees are no longer needed.

**Policy 1.12**

To help provide a stable work force for agriculture, the County shall continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farm workers.

**Implementation Measures**

1. The County shall continue to implement the farm worker housing policies of the Housing Element of the General Plan. The County also shall facilitate the efforts of other public agencies, private organizations and individuals to provide safe and adequate housing for farm workers.
   ***Responsible Departments: Planning Department, Board of Supervisors***

2. The Stanislaus County Department of Environmental Resources shall continue to enforce state regulations regarding farmworker housing.
   ***Responsible Departments: Department of Environmental Resources***

3. The County shall consider adoption of expedited permitting procedure for construction of temporary farmworker housing.
   ***Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors***

**Policy 1.13**

Temporary housing for full-time farm employees in connection with any agricultural work or place where agricultural work is being performed shall be supported.

**Policy 1.14**

Permanent, new housing for seasonal farm workers preferably shall be located in areas supplied with public sewer and water services.

**Policy 1.15**

Housing for year-round, full-time farm employees shall be permissible in addition to the number of dwellings normally allowed by the density standard.

**Implementation Measure**

1. The County shall continue to implement existing General Agriculture (A-2) zone provisions for farmworker housing consistent with policies 1.16 - 1.18 of the Agricultural Element.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Objective Number 1.5: Support Education and Technical Assistance**

Farmers and ranchers often lack the means to undertake the wide range of activities necessary to pursue new agricultural market opportunities and develop new products. Public educational institutions, including the University of California, California State University Stanislaus, and Modesto Junior College all provide some form of technical assistance to agriculture. However,

these public institutions can be better utilized to help agricultural groups and individuals conduct market analyses, identify direct marketing opportunities, promote exports, and coordinate other economic development activities in support of local agriculture.

Vocational agriculture programs provide education and hands-on experience for high school and MJC students in Stanislaus County. The 4-H and Future Farmers of America (FFA) programs also play an important role in agricultural education. 4-H programs are part of the U.C. Cooperative Extension, which receives County funding. FFA programs operate in conjunction with vocational agriculture programs in the public high schools and are not directly related to U.C. Cooperative Extension. However, U.C. Cooperative Extension works with vocational agriculture teachers and provides assistance to vocational agriculture programs, both at the high school and the junior college levels.

Several public agencies conduct agricultural research and provide educational services at the County level: the U.S.D.A. Natural Resource Conservation Center, the East and West Stanislaus Resource Conservation Districts, U.C. Cooperative Extension and the Stanislaus County Agricultural Commissioners office. Three of these agencies are centrally located in the County Agricultural Center.

**Policy 1.16**

Public education institutions shall be encouraged to provide more technical assistance related to agricultural economic development in Stanislaus County.

**Policy 1.17**

The County shall continue to encourage vocational agriculture programs in local high schools and at Modesto Junior College.

**Policy 1.18**

Public agencies providing agricultural services shall be encouraged to continue agricultural research and education.

**Policy 1.19**

The County shall continue to encourage 4-H and FFA programs for local youth.

**Implementation Measures**

1. Local 4-H programs will be encouraged by continued support of U.C. Cooperative Extension.
   ***Responsible Departments: U.C. Cooperative Extension, Agricultural Advisory Board, Board of Supervisors***

2. The County will continue to support the County fair, which involves vocational agriculture, FFA and 4-H programs.
   ***Responsible Departments: U.C. Cooperative Extension, Agricultural Advisory Board, Board of Supervisors***

**Policy 1.20**

The County shall continue to support the Agricultural Center where offices of public agencies providing agricultural services are centrally located.

**Implementation Measure**

1. The County will continue to support the County Agricultural Center that houses the public agencies directly related to agriculture, including the U.C. Cooperative Extension, the Agricultural Commissioner, the U.S. Department of Agriculture, and the California Department of Food and Agriculture.
   ***Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Board of Supervisors***

**Objective Number 1.6: Protect Food Safety**

The lack of consumer confidence in food can be costly to the agricultural community. The use of chemicals in growing and storing crops, the use of antibiotics and hormones in raising poultry and livestock, and the use of radiation to prolong the shelf-life of our food are types of agricultural practices that worry consumers who are concerned about food safety and its long-term impacts on their health. The public is also concerned about the impact of agricultural chemicals on the environment. Air, soil and water quality problems can result from the unsafe application and disposal of agricultural chemicals. A viable agricultural industry requires a sustainable regulatory framework promoting economic viability and environmental safety.

The primary responsibility for regulating and monitoring the sale and use of pesticides rests with the California Department of Pesticide Regulation, which classifies and registers pesticides, and the Stanislaus County Agricultural Commissioner, who issues permits to possess and use restricted pesticides. In general, no restricted material can be possessed or used in any way until the applicator has obtained a permit from the Agricultural Commissioner. The Agricultural Commissioner also operates programs for the inspection of fruits, vegetables and eggs to ensure quality produce; the inspection of nurseries and seed crops to guard against diseases and inferior plants; pest exclusion to prevent crop-destroying pests from becoming established in California; and pest detection to find pests at the lowest population and in the smallest area possible in order to minimize the effects and costs of an eradication program.

The U.C. Cooperative Extension conducts educational and applied-research programs in integrated pest management and all other aspects of pest control.

**Policy 1.21**

The County shall continue to work with local, state and federal agencies to ensure the safety of food produced in Stanislaus County and to maintain a local regulatory framework promoting environmental safety while ensuring the economic viability of agriculture.

**Implementation Measures**

1. The Agricultural Commissioner will continue to work with government agencies and farmers to ensure the safe use of agricultural chemicals.
   ***Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension***

2. The U.C. Cooperative Extension will continue to conduct educational and applied-research programs to promote food safety and agricultural practices that are environmentally sound.
***Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension***

**Objective Number 1.7: Encourage Regional Coordination in the Central Valley**

The Central Valley has long been one of the premier agricultural regions in the world. Yet the Central Valley's population is growing rapidly, resulting in far-reaching demographic, social and economic changes. Some of the most obvious changes include crowded highways, polluted air, and homes and shopping centers sprouting from what used to be farmland. These types of regional impacts will likely have cumulative effects on agriculture, exerting a powerful influence over its future viability in the Central Valley.

One way to address regional impacts of growth and help ensure the continued success of agriculture in the Central Valley is to encourage regional coordination among the various counties and cities in the Central Valley. Currently there are nine councils of government in the Central Valley, including Stanislaus Council of Governments (StanCOG). These groups provide a forum for communication between the County government and municipalities within the County. However, there is no agency that coordinates planning and development activities of counties and cities for the entire Central Valley.

**Policy 1.22**

The County shall encourage regional coordination of planning and development activities for the entire Central Valley.

**Implementation Measure**

1. The County shall participate in regional efforts to address long-range planning, infrastructure, conservation and economic development issues facing the Central Valley.

   ***Responsible Departments: Board of Supervisors***

## GOAL TWO

Conserve our agricultural lands for agricultural uses.

Agricultural land is a finite, irreplaceable resource. Once agricultural land has been taken out of production and paved over to provide streets for residential subdivisions and parking lots for shopping centers, it is not likely to be farmed again. The urbanization of productive agricultural land means the permanent loss of an irreplaceable resource.

With population in the Central Valley projected to increase dramatically, Stanislaus County faces greater pressure to convert agricultural lands to non-farm residential, commercial and industrial uses. The policies presented in Goal Two of this document are intended to provide a practical, effective framework for land-use decisions regarding agricultural lands, with the overall goal of conserving agricultural lands for agricultural uses.

While not all agricultural land in Stanislaus County can be conserved, it is possible to protect agricultural areas through a combination of agricultural zoning and policies that clearly direct growth to cities and unincorporated communities with appropriate services to foster a sustainable community. By balancing the need to create housing and job opportunities for an expanding population with the need to protect our agricultural lands, we will help ensure the continued success of local agriculture.

Unlike urbanization, the parcelization of farmland has the potential to result in a gradual loss of farmland associated with the creation of parcels for 'residential purposes' and not 'agricultural purposes'. Parcels created in the agricultural area for 'residential purpose' are commonly referred to as 'ranchette' parcels. Ranchettes are characterized as rural homesites valued primarily for their residential development potential. What is classified as a ranchette size will vary based on soil type, terrain, irrigation water availability and other such factors. The land costs associated with ranchettes are driven by residential potential which cannot be supported by the agricultural income potential of the land. As the use of land transitions from production agriculture to ranchettes, landowner priorities in the areas shift from the protection of agricultural rights to the protection of residential rights.

In recognition of the legitimate agricultural reasons for parcelization of farmland there are options available to insure ranchettes are not inadvertently created. These options include maintaining minimum parcel size requirements suitable for production agriculture, restricting use of farmland to production agriculture, and establishing 'no build' provisions for the development of dwellings on newly created parcels which are not used for production agriculture or capable of production agriculture. These option may also be applied to lot line adjustments of farmland, which also have the potential to result in the creation of ranchette parcels.

### Objective Number 2.1: Continued Participation in the Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a tax relief measure for owners of farmland. The Williamson Act permits a landowner, whose land is used for farming, to sign a contract with the County guaranteeing that the land will continue to remain in farming for a period of at least ten years. In return for this guarantee, the County assesses taxes based on the agricultural value of the land rather than the market value. Generally, this means taxes for a farmer are reduced, sometimes greatly. Participation in the Williamson Act, has been a fundamental part of Stanislaus County's agricultural land conservation program.

Local jurisdictions implement the Williamson Act by adoption of agricultural preserves and rules governing the administration of the agricultural preserves. Adopted rules must be applied uniformly throughout the preserves and, as such, are commonly termed uniform rules. Stanislaus County has adopted the A-2 (General Agricultural) zoning district as its agricultural preserve. While the Williamson Act itself does not establish permitted uses within an agricultural preserve, permitted uses must be consistent with Principles of Compatibility outlined within the Williamson Act. The Williamson Act does establish presumed minimum parcel sizes for lands enrolled under contract. Minimum parcel sizes apply to both the creation of new parcels and parcels involved in a lot line adjustment.

The local governing jurisdiction has the ability to establish compatible uses, alternative minimum parcel sizes, and criteria for lot line adjustment based on the individualized needs of the community, provided the overall purpose and minimum standards of the Act are maintained.

Generally, the Williamson Act enjoys widespread support among landowners and government officials. The Williamson Act has helped to stabilize farm income and keep many operators in business by limiting the tax burden on contracted parcels. The Open Space Subvention Program, which is the companion to the Williamson Act, requires the State to partially reimburse local governments for forgone property tax revenues.

Stanislaus County has voluntarily participated in the Williamson Act program since 1970. Although the County's participation rate is one of the highest in the state, the percentage of land enrolled under contract has declined by four percent since the height of enrollment in 1981-82. The decline is primarily attributed to lands annexed by cities and contracts which have expired as result of notices of nonrenewal filed by property owners. Notices of nonrenewal are common in areas adjacent to city boundaries and unincorporated communities where development pressures are increasing. The passage of state legislation in 2003 establishing procedures and penalties for material breach of contracts have resulted in an increase of notices of nonrenewal throughout the entire A-2 zoning district.

Despite the trend of increasing notices of nonrenewal, cancellation requests in Stanislaus County have remained low. Generally, the Williamson Act continues to be an effective tool to help keep agricultural land in agricultural use. One reason for the increase in notices of nonrenewal may be attributed to the significant number of undersized parcels currently enrolled under contract. Since the County started participating in the Williamson Act, there have been periods when no minimum parcels size requirements existed for enrollment under contract. Currently, a minimum of 10-acres is required for enrollment under contract. While these undersized parcels may not benefit, they do face restrictions. The County has taken action to notify owners of undersized parcels of the process of nonrenewal, but few have taken advantage of the process. Increases in notices of nonrenewal in recent years have been the result of changes in State legislation.

**Policy 2.1**

The County shall continue to provide property tax relief to agricultural landowners by participating in the Williamson Act.

**Implementation Measure**

1. The County shall continue to participate in the Williamson Act, thereby providing property tax relief to farmers and ranchers who volunteer to keep their land in agricultural use.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.2**

The County shall support reasonable measures to strengthen the Williamson Act, making it a more effective tool for the protection of agricultural land.

**Implementation Measures**

1. The County shall encourage the State Legislature to increase Williamson Act subvention payments to local governments based on cost-of-living increases and/or a restructuring of the Williamson Act subventions schedule.
   ***Responsible Departments: Chief Executives Office, Board of Supervisors.***

2. The County will supplement the Williamson Act with other conservation tools in a comprehensive program for the protection of agricultural land.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Policy 2.3**

The County shall ensure all lands enrolled in the Williamson Act are devoted to agricultural and compatible uses supportive of the long-term conservation of agricultural land.

**Implementation Measure**

1. The County shall initiate the filing of notices of nonrenewal on any parcel being used, or of a size, inconsistent with adopted uniform rules and applicable state regulations.
   ***Responsible Departments: Planning Department, Assessors Office, Board of Supervisors***

**Objective Number 2.2: Discourage urbanization and the conversion of agricultural land in unincorporated areas of the County**

In Stanislaus County, urbanization and farmland conversion are like two sides of the same coin. As urban areas expand to accommodate a growing population, surrounding farmland is converted to residential subdivisions, shopping centers and industrial parks.

Like many other farming areas, the towns in Stanislaus County began as agricultural service centers and located where the farms were, on the valley floor. As these towns have expanded beyond their original functions, they have expanded outward onto our richest, most productive soils. Today, population growth continues to push urban development onto farmland once in agricultural production. If the trend continues outward onto productive agricultural land to accommodate population growth, the resource base of our biggest industry will be seriously threatened.

Remote development, or development that takes place away from existing cities or urban centers, has traditionally been discouraged by planners and County officials in favor of the compact expansion of already existing urban centers. Existing County policy regarding remote development is stated in Policy Ten of the Land Use Element: "New areas for urban development (as opposed to expansion of existing areas) shall be limited to less productive agricultural areas." In theory remote development offers a better alternative to the unlimited expansion of established cities and towns into our most productive agricultural areas. However, the benefits of remote development are diminished by the impact to surrounding agricultural uses and the introduction of urban infrastructure in an agricultural area.

In defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. At the same time, many of our most valuable agricultural commodities are produced on lesser quality soils. For example, milk is the County's top-grossing commodity and yet most of the dairy farms in Stanislaus County are located in areas that might be considered less productive agricultural lands, based solely on soil capability. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy.

Conversion of agricultural land also occurs when nonagricultural uses are introduced into agricultural areas and when agricultural land is parceled or adjusted into sizes too small to sustain an agriculturally viable independent farming operation. The County's Agricultural land use designation and corresponding A-2 (General Agriculture) zoning recognize ranchette areas with minimum lot size requirements of 3, 5,10, and 20 acres. Ranchette areas have been identified based on significant existing parcelization of property, poor soil, location, and other factors which limit the agricultural productivity of the area. The inclusion of ranchette minimum parcel sizes in the A-2 zoning district creates the potential for future expansion of ranchette areas without the need to amend the lands Agricultural land use designation.

**Policy 2.4**

To reduce development pressures on agricultural lands, higher density development and in-filling shall be encouraged.

**Implementation Measure**

1. The County shall encourage higher density development and in-filling of already-existing urban areas.
   ***Responsible Departments: Planning Department, Board of Supervisors***

**Policy 2.5**

To the greatest extent possible, development shall be directed away from the County's most productive agricultural areas.

**Implementation Measure**

1. Until the term "Most Productive Agricultural Areas" is defined on a countywide basis, the term will be determined on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. As an example, some grazing lands, dairy regions and poultry-producing areas as well as farmlands can be considered "Most Productive Agricultural Areas." Failure to farm specific parcels will not eliminate them from being considered "Most Productive Agricultural Areas." Areas considered to be "Most Productive Agricultural Areas" will not include any land within LAFCO-approved Spheres of Influence of cities or community services districts and sanitary districts serving unincorporated communities.
   ***Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors***

2. Uses on agricultural land located outside a LAFCO-adopted Sphere of Influence shall be primarily devoted to agricultural and compatible uses supportive of the long-term conservation of agricultural land. Agriculturally - related uses needed to support production agriculture and uses which by their unique nature are not compatible with urban uses, may be allowed on agricultural land provided they do not conflict with the agricultural use of the area.
***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Policy 2.6**

Agricultural lands restricted to agricultural use shall not be assessed to pay for infrastructure needed to accommodate urban development.

**Implementation Measure**

1. The County shall continue to exempt agricultural buildings designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products from payment of Public Facility Fees. Exempt structures shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.
***Responsible Departments: Board of Supervisors***

**Policy 2.7**

Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria.

**Implementation Measure**

1. Procedures for processing General Plan amendments shall incorporate the following requirements for evaluating proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses:

   Conversion Consequences. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.

   Conversion Considerations. In evaluating the consequences of a proposed amendment, the following factors shall be considered: plan designation; soil type; adjacent uses; proposed method of sewage treatment; availability of water, transportation, public utilities, fire and police protection, and other public services; proximity to existing airports and airstrips; impacts on air and water quality, wildlife habitat, endangered species and sensitive lands; and any other factors that may aid the evaluation process.

   Conversion Criteria. Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses shall be approved only if the Board of Supervisors makes the following findings:

   A. Overall, the proposal is consistent with the goals and policies of the General Plan.

B. There is evidence on the record to show a demonstrated need for the proposed project based on population projections, past growth rates and other pertinent data.

C. No feasible alternative site exists in areas already designated for the proposed uses.

D. Approval of the proposal will not constitute a part of, or encourage, piecemeal conversion of a larger agricultural area to non-agricultural uses, and will not be growth-inducing (as used in the California Environmental Quality Act).

E. The proposed project is designed to minimize conflict and will not interfere with agricultural operations on surrounding agricultural lands or adversely affect agricultural water supplies.

F. Adequate and necessary public services and facilities are available or will be made available as a result of the development.

G. The design of the proposed project has incorporated all reasonable measures, as determined during the CEQA review process, to mitigate impacts to agricultural lands, fish and wildlife resources, air quality, water quality and quantity, or other natural resources.

***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Policy 2.8**

In order to further the conservation of agricultural land, the subdivision of agricultural lands shall not result in the creation of parcels for 'residential purposes'. Any residential development on agriculturally zoned land shall be incidental and accessory to the agricultural use of the land.

**Implementation Measure**

1. The subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160-acres in size shall be allowed provided a "no build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:
   - 90% or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place .
   - Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.9**

Lot-line adjustments involving agricultural land shall be primarily created and properly designed for agricultural purposes without materially decreasing the agricultural use of the project site.

**Implementation Measure**

1. In terms of minimum parcel size and residential building intensity, a greater number of nonconforming parcels shall not be created by lot-line adjustment. The following criteria shall apply when nonconforming parcels are involved in a lot-line adjustment:
   - Nonconforming parcels greater than 10-acres in size shall not be adjusted to a size smaller than 10-acres, unless the adjustment is needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line. In no case shall a parcel enrolled in the Williamson Act be reduced to a size smaller than 10-acres.
   - Nonconforming parcels less than10-acres in size may be adjusted to a larger size, 10 acres or greater in size if enrolled in the Williamson Act, or reduced, if not enrolled in the Williamson Act, as needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line.

   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.10**

Minimum parcel sizes allowed for lands designated Agriculture shall not promote the expansion of existing, or creation of new, ranchette areas.

**Implementation Measures**

1. Minimum parcel sizes of 40- or 160- acres shall be appropriate for lands designated Agriculture.

   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

2. In recognition of 3-, 5-, 10, and 20- acre minimum parcel sizes being appropriate for ranchette areas, no additional land designated as Agriculture shall be rezoned to A-2-3, 5, 10, or 20.

   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

3. The County shall evaluate and modify as needed, the remote development policy of the Land Use element as part of a comprehensive General Plan update to insure such development does not impact surrounding agricultural uses or introduce urban infrastructure into an agricultural area.

   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Objective Number 2.3: Expansion of Cities and Unincorporated Communities**

The Stanislaus Local Agency Formation Commission (LAFCO) is the local agency responsible for coordinating logical and timely changes in local governmental boundaries, including Spheres of Influence (SOI). The spheres of influence delineate the probable ultimate boundaries and service areas of the cities, and are intended to promote the efficient provision of urban services, including sewer, water, police protection and fire protection. Similarly, community services districts and sanitary districts serving unincorporated communities also have adopted spheres of influence that indicate their probable ultimate boundaries. LAFCO's efforts are directed to seeing that services are provided efficiently and economically while agricultural and open-space lands are protected.

With the approval of LAFCO, spheres of influence can be expanded to accommodate growth. The question of whether or not proposed expansions should be allowed is decided solely by LAFCO. LAFCO is an independent agency created by state law. In Stanislaus County the LAFCO is composed of two county supervisors; two city council representatives; and one public member. As an independent agency, LAFCO is not required to adhere to county policies, but state law requires LAFCO to consider conformity with all applicable general plans in the review of all proposals. As such, this agricultural element, and the county general plan as a whole, can have an effect on the actions of LAFCO.

In recognition that unincorporated land within the established spheres of influence will be urbanized, these lands generally are designated Agriculture and zoned General Agriculture (A-2) until annexed by the city or special district.

Existing policy in the Land Use Element delineates the County's role in managing the development of agriculturally zoned lands within city spheres of influence. Reflecting agreements between the County and all nine cities, these policies provide that the County shall refer all development proposals to the appropriate city to determine whether or not the proposal should be approved. Development, other than agricultural uses and churches, cannot be approved by the County unless written communication is received from the city memorializing their approval.

The Land Use Element also includes policies regarding the development of unincorporated communities and the expansion of urban boundaries (Policies Six and Thirteen). The County is actively encouraging the upgrading of unincorporated communities through the redevelopment and community development block grant programs, which provide significant tools for improving infrastructure and enhancing the quality of life in these areas.

**Policy 2.11**

The County recognizes the desire of cities and unincorporated communities to grow and prosper and shall not oppose reasonable requests consistent with city and county agreements to expand, provided the resulting growth minimizes impacts to adjacent agricultural land.

**Implementation Measures**

1. The County shall continue to urge LAFCO to strengthen its policies, standards and procedures for evaluating proposed annexations of agricultural land and proposed expansions of service districts or spheres of influence onto agricultural land to insure resulting urban growth minimizes impacts to adjacent agricultural lands.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors, Agricultural Commissioner***

2. The County shall actively review LAFCO referrals to insure proposed projects are consistent with County General Plan polices.
   ***Responsible Departments: Planning Department, Agricultural Commissioner, Board of Supervisors***

**Policy 2.12**

In order to minimize impacts to adjacent agricultural land, the County shall encourage LAFCO to use physical features such as roads and irrigation laterals as the boundaries for sphere of influence expansions.

**Implementation Measure**

1. The County shall encourage LAFCO to consider buffer guidelines adopted by the County when cities or community services districts and sanitary districts serving unincorporated communities propose to expand their boundaries.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors, Agricultural Commissioner***

**Policy 2.13**

In recognition that unincorporated land within spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities ultimately will be urbanized, the County shall cooperate with cities and unincorporated communities in managing development in sphere of influence areas.

**Implementation Measures**

1. The County will continue to implement its policies and agreements with cities regarding the development of unincorporated lands within spheres of influence.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

2. The County will continue to implement policies in the Land Use Element regarding the development of unincorporated communities and expansion of their urban, or service district, boundaries.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Objective Number 2.4: Assessing and mitigating Impacts of farmland conversion**

The conversion of agricultural land to non-agricultural uses has far-reaching impacts on the land, water and air resources that support our biggest industry. For example, taking out an almond orchard to accommodate urban development may involve paving over groundwater recharge areas, which will have a long-term effect on groundwater resources. Similarly, new roads providing access to the development may increase traffic congestion, resulting in a cumulative impact on air quality.

The California Environmental Quality Act (CEQA) requires the County to consider the environmental consequences of development-related projects and to ensure that adverse environmental impacts are avoided or minimized as much as possible. If the County determines in its Initial Study that a project could have a significant adverse environmental effect, the County must require preparation of an Environmental Impact Report (EIR) to fully assess potential impacts, propose ways to minimize or mitigate those impacts, and consider alternatives to the proposed project. The County may approve a project only if mitigation measures are adopted whenever feasible to avoid or reduce all significant environmental impacts or findings of 'overriding considerations' are adopted.

Under CEQA Guidelines, the County has some discretion in determining whether the conversion of agricultural land will have a significant adverse effect on the environment. A project will normally have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the productivity of prime agricultural land. "Prime agricultural land" is not

defined under CEQA. Several attempts have been made in years past to allow or require local governments to establish a threshold of agricultural land loss for the purpose of determining a significant effect on the environment and thereby necessitating an EIR. However, instead of using an arbitrary threshold such as 100 acres to trigger an EIR, the County prefers to evaluate each project on a case-by-case basis. When the County determines that under the specific circumstances of the proposed project the conversion of agricultural land could have a significant effect, the County requires preparation of an EIR.

The analysis of the impacts of farmland conversion are often limited to a discussion of the prime soils that the project would make unavailable for farming, but rarely identifies the impacts on surrounding farming operations. Neither CEQA nor the State CEQA Guidelines contain detailed procedures or guidance concerning when and how agencies should address farmland conversion impacts. The County may amend its own CEQA Guidelines to include local guidelines for assessing the impacts of farmland conversion.

A common strategy for mitigating the loss of farmland is to require the permanent protection of farmland based on an identified ratio to the amount of farmland converted. A viable option for permanent protection is purchase of an agricultural conservation easement on farmland. Agricultural conservation easements generally restrict the non-agricultural use of property in perpetuity and are overseen by a trust established with a goal of promoting farmland conservation. The purchase of agricultural conservation easements is typically accomplished in one of two methods: 1) the developer works directly with a trust to purchase the required conservation easement prior to development or 2) the developer pays a fee to be used by a trust to purchase an agricultural conservation easement at a later date. While payment of a fee is typically easier for the developer, it is not always a guaranteed method to attaining the desired results. Fees paid at current cost may not keep pace with the escalating land costs and trusts must recover the cost of administering fees until a conservation easement is purchased. At the same time, a landowner wanting to sell an agricultural conservation easement may not be available at the time a development project is approved. A mitigation program focused on agricultural conservation easements must maintain a balance between the practical acquisition and actual cost of agricultural conservation easements.

To be effective, lands placed under easement must be strategically located to insure the viability of the surrounding farmland is protected. An isolated island of agricultural land surrounded by development or agriculturally non-viable parcels has little positive impact on efforts to protect farmland.

**Policy 2.14**

When the County determines that the proposed conversion of agricultural land to non-agricultural uses could have a significant effect on the environment, the County shall fully evaluate on a project-specific basis the direct and indirect effects, as well as the cumulative effects of the conversion.

**Implementation Measures**

1. The County will continue to evaluate each project on a case-by-case basis to determine whether the conversion of agricultural land will have a significant adverse effect on the environment.
   ***Responsible Departments:*** ***Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.***

2. When it determines that the conversion of agricultural land will have a significant adverse effect on the environment, the County will continue to require preparation of an EIR to fully assess the impacts of the conversion, propose mitigation measures, and consider alternatives to the proposed project.
***Responsible Departments:*** ***Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.15**

In order to mitigate the conversion of agricultural land resulting from a discretionary project requiring a General Plan or Community Plan amendment from 'Agriculture' to a residential land use designation, the County shall require the replacement of agricultural land at a 1:1 ratio with agricultural land of equal quality located in Stanislaus County.

**Implementation Measure**

1. Mitigation shall be applied consistent with the Farmland Mitigation Program Guidelines presented in Appendix "B".
***Responsible Departments:*** ***Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.16**

The County shall participate in local efforts to identify strategic locations for the purchase of agricultural conservation easements by land trusts and shall promote the long-term viability of farmland in areas surrounding existing farmland held under conservation easements.

**Implementation Measure**

1. To facilitate the mitigation of the impacts of farmland conversion, the County may make information available on private, non-profit agricultural land trusts, may serve on committees that are formed for the purpose of establishing an agricultural land trust, and may coordinate County mitigation programs with the land trust once it is established.
***Responsible Departments:*** ***Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.***

**Policy 2.17**

The County shall work cooperatively with the nine cities within the County and to encourage them to adopt agricultural conservation policies or ordinances which are consistent with County policies or ordinances in order to undertake an integrated, comprehensive Countywide approach to farmland conservation. It is the ultimate goal of the County to have all nine cities participate in or adopt an agricultural mitigation ordinance that is the same as or substantially similar.

**Implementation Measure**

1. The County shall facilitate efforts to have all nine cities participate in or adopt an agricultural mitigation ordinance that is the same as or substantially similar to adopted County ordinances addressing agricultural mitigation.

**Objective Number 2.5: Limit the Impact of Antiquated Subdivisions**

One of the biggest threats to Stanislaus County's agricultural economy is the potential creation of hundreds of ranchettes in antiquated subdivisions.

Antiquated subdivisions are subdivisions created in the early part of the 1900's and exist on paper but have never been developed or sold in lots. Numerous antiquated subdivisions are located throughout Stanislaus County, involving more than 3,000 lots ranging in size from 3,250 square feet to 20 acres or more. If these lots were sold and developed, the loss of agricultural land coupled with the impact on surrounding agricultural operations could be devastating to the long-term viability of the agricultural economy.

Created prior to enactment of the State Subdivision Map Act and the California Environmental Quality Act, antiquated subdivisions were created without any kind of formal review to evaluate their economic and environmental consequences to the County. In addition to having adverse impacts on agriculture, antiquated subdivisions pose a variety of environmental threats including groundwater contamination from the concentration of on-site septic systems and the generation of dust and auto emissions from increased traffic on unimproved access roads. The County's ability to provide emergency services such as fire protection, sheriff and ambulance services also could be adversely affected. Similarly, potential impacts of antiquated subdivisions on schools, parks and recreation have never been fully evaluated.

In 2000 the Stanislaus County Board of Supervisors amended the County Zoning Ordinance to address antiquated subdivisions. The amendment addresses antiquated subdivisions in the General Agriculture (A-2) zoning district by limiting the ability to place a dwelling on parcels of less than 20-acres in size without approval of a discretionary permit. The ordinance is based on the need to find the dwelling will be consistent with the County's General Plan, will not likely create a concentration of residential uses in the vicinity or induce other similarly situated parcels to become developed with single-family dwellings, and will not be substantially detrimental to or in conflict with agricultural uses of other property in the vicinity.

**Policy 2.18**

Construction of a dwelling on an antiquated subdivision parcel shall only be allowed when such development does not create a concentration of residential uses or conflict with agricultural uses of other property in the vicinity.

**Implementation Measure**

1. The County shall continue to implement existing zoning ordinance provisions addressing antiquated subdivisions.
   ***Responsible Departments: Planning Department, Planning Commission and Board of Supervisors***

## GOAL THREE

Protect the natural resources that sustain our agricultural industry.

Agriculture depends directly on the land, air, water and soil resources to sustain its productivity. The success of agriculture in Stanislaus County can be largely attributed to the availability of these resources for the production of a wide variety of products.

The continued availability of soil, high quality water and clean air cannot be taken for granted. In the process of urbanization to accommodate a booming population, Stanislaus County is losing farmlands to urban development by cities. At the same time, there is increasing competition between agriculture and urban uses for limited water resources. Ultimately these problems threaten the County's agricultural economy and our ability to help feed the nation.

Urbanization and the conversion of agricultural land are addressed under Goal Two, which focuses primarily on land-use issues regarding our agricultural lands. Other resource problems such as air quality, water quality and supply, and soil quality are addressed in the following section of this document. The policies presented under Goal Three are intended to ensure the long-term protection of the natural resources that sustain our agricultural industry.

### Objective Number 3.1: Air Quality

Air quality in the San Joaquin Valley is monitored and standards are enforced by the California Air Resources Board and the San Joaquin Valley Air Pollution Control District, which is composed of the eight counties in the San Joaquin Valley air basin. The District was formed in recognition of the fact that air pollution is not limited by County lines--it is a regional problem affecting the entire valley. The lack of consistent standards and enforcement from one County to another makes it difficult to effectively address the cumulative impacts of pollution.

The Conservation/Open Space and Circulation Elements of the General Plan include policies and implementation measures to improve air quality by promoting communication, cooperation and coordination among agencies involved in air quality programs; working to accurately determine and mitigating air quality impacts of proposed projects; to ensure that circulation systems shall be designed and maintained to minimize traffic congestion and air pollution; and to support efforts to increase public awareness of air quality problems and solutions.

**Policy 3.1**

The County shall continue to coordinate with the San Joaquin Valley Air Pollution Control District.

**Implementation Measure**

1. The County shall continue to refer development proposals to the San Joaquin Valley Air Pollution Control District for their review and analysis of impacts on air quality.

**Policy 3.2**

The County shall assist the San Joaquin Valley Air Pollution Control District in implementation of adopted plans and regulations.

**Implementation Measure**

1. The County shall require development proposals to incorporate all applicable air quality regulations and, where required, to include reasonable mitigation measures.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

**Policy 3.3**

The County shall encourage the development and use of improved agricultural practices that improve air quality and are economically feasible.

**Implementation Measure**

1. The County shall encourage and support the development and use of improved agricultural practices aimed at reducing the production of fine particles and other sources of air pollution.
   ***Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension, Board of Supervisors***

**Objective Number 3.2: Water Resources**

Water is the lifeblood of agriculture in Stanislaus County. To supplement an average rainfall of just 12 inches per year, local agriculture relies on a network of irrigation water delivery systems to sustain its broad diversity of valuable crops.

Compared to many other areas of the arid Central Valley, Stanislaus County has abundant water resources, at least in times of normal rainfall. The availability of high-quality, low-cost irrigation water traditionally has given local agriculture a competitive edge and has been largely responsible for its success. The main sources of irrigation water are the Stanislaus, Tuolumne and San Joaquin River watersheds, all of which originate in the Sierra Nevada Mountains. Groundwater is used to supplement irrigation supplies, and is the major source of domestic and industrial water.

The quality of groundwater is determined by the geological formations through which it filters and thereby cannot be controlled. Groundwater recharge occurs by water conducting through the gravels of major streams and rivers, seepage from reservoirs, irrigations and rainfall of well drained alluvial soils in the valley portions of the County. Decreasing groundwater quality in areas of the county is having adverse effects on domestic water suppliers, as well as the agricultural lands. As groundwater becomes unavailable for domestic use, other sources have to be found. As a result, urban and agricultural users are becoming more competitive for water supplies.

Conservation is the most cost-effective way to ensure adequate water supplies for all residents of Stanislaus County. Local farmers long have practiced conservation methods, and their ability to survive dry years is indicative of their success. Research is continually improving agricultural technology, and water-saving innovations are continually being adapted by local growers.

Domestic and industrial users also need to be informed about the need for conservation and methods of lowering their water requirements. All types of water sources in the County are increasingly interdependent. The availability of irrigation water is affected by the use of water by city-dwellers and businesses; the availability of drinking water and industrial water is affected by agricultural practices.

**Policy 3.4**

The County shall encourage the conservation of water for both agricultural and urban uses.

**Implementation Measures**

1. The County shall encourage water conservation by farmers by providing information on irrigation methods and best management practices and coordinating with conservation efforts of the Farm Bureau, Resource Conservation Districts, Natural Resource Conservation Service, and irrigation districts.
   ***Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension, Board of Supervisors***

2. The County shall encourage urban water conservation and coordinate with conservation efforts of cities, local water districts and irrigation districts that deliver domestic water.
   ***Responsible Departments: Department of Environmental Resources, Board of Supervisors***

3. The County shall continue to implement adopted landscape and irrigation standards designed to reduce water consumption in the landscape environment.
   ***Responsible Departments: Planning Department, Planning Commission, Board of Supervisors***

4. The County shall work with local irrigation districts to preserve water rights and ensure that water saved through conservation may be stored and used locally, rather than "appropriated" and moved to metropolitan areas outside of Stanislaus County.
   ***Responsible Departments: Board of Supervisors***

**Policy 3.5**

The County will continue to protect the quality of water necessary for crop production and marketing.

**Implementation Measures**

1. The County shall continue to require analysis of groundwater impacts in Environmental Impact Reports for proposed developments.
   ***Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors***

2. The County shall investigate and adopt appropriate regulations to protect water quality.
   ***Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors***

**Objective Number 3.3: Soil Resources**

The continued success of agriculture in Stanislaus County depends on conserving our soil resource. In addition to supporting the production of crops and livestock forage, soil is a vital part of the ecosystem and a record of past biological and physical processes. Formed slowly through the interaction of climate, living and decomposing organisms, local geology and erosion, soil is considered a non-renewable resource that requires proper management to ensure its continued productivity.

There are two main soil management problems in Stanislaus County: salinity, or the build-up of salts, and erosion caused by wind, water and irrigation. Salinity and irrigation induced salinity is especially problematic west of the San Joaquin River. Low quality irrigation water and poor drainage have resulted in the build up of salt and mineral concentrations in the soil. Wind erosion is more widespread in the coarse textured soils east of the San Joaquin River, resulting in the loss of productive topsoil and contributing to air and water quality problems.

Resource Conservation Districts (RCDs) provide assistance to control soil erosion and runoff, water conservation, stabilize soils, and protect water quality through cooperative agreements and grants with the USDA Natural Resources Conservation Service (NRCS). Through these agreements, the RCDs can prioritize resource concerns so that funding for conservation practices can be directed through NRCS.

The county is served by two Resource Conservation Districts. The East Stanislaus Resource Conservation District sphere of influence is east of the San Joaquin River and extends to the county lines. The West Stanislaus Resource Conservation District is located west of the San Joaquin River and extends to the county lines.

**Policy 3.6**

The County shall encourage the conservation of soil resources.

**Implementation Measures**

1. The County shall continue to provide soil management information and coordinate with soil conservation efforts of local, state, and federal agencies.
   ***Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension***

2. The County shall support efforts of local Resource Conservation Districts in their activities to support local agriculture.
   ***Responsible Departments: Board of Supervisors***

3. The County shall continue to refer proposed developments whenever appropriate to Resource Conservation Districts and irrigation districts for their review and analysis of impacts on soil resources.
   ***Responsible Departments: Planning Department***

## DEFINITIONS

Agricultural Land - Any land suited for agriculture.

Agricultural Uses - Land uses that are directly connected with or customarily incidental to agriculture.

Agriculture - The tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying, aquaculture, or animal husbandry, including all uses customarily incidental thereto but not including slaughterhouses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

Agricultural Service Establishment - A business engaging in activities designed to aid production agriculture. Service does not include the provision of tangible goods except those sold directly to farmers and used specifically to aid in production of farm animals or crops. Nor does service include any business which has the primary function of manufacturing products.

Buffer - A physical separation such as a topographic feature, a substantial stand of trees, a water course or similar feature that serves to protect or insulate one type of land use from another.

Clustering - A development technique that involves the grouping together of residences and other structures in a relatively small area, as opposed to dispersing those structures over a larger area.

Farmland - The type of agricultural land best suited for growing crops. In this document, "farmland" is used synonymously with "agricultural land" to mean any land suited for agriculture.

Grazing Land - Land on which existing vegetation is suited for the grazing of livestock.

Non-Agricultural Uses - Land uses that are not directly connected with or customarily incidental to agriculture.

Production Agriculture - Agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes.

Ranchette - An individual parcel of land in an agricultural zone valued for its residential potential which cannot be supported by the agricultural income potential of the land.

Remote Development - Development that takes place away from existing cities or urban centers.

Right-to-Farm Ordinance - Stanislaus County Ordinance Code, Section 9.32.010, Chapter 9. A local ordinance that protects the rights of farmers to carry on their "normal" agricultural practices with a decreased risk of nuisance lawsuits.

Rural - Characteristic of the country, as distinguished from city or town.

Setback - The distance between the nearest point of the building or structure and the right-of-way or easement borderline or property line.

Urban - Characteristic of the city, as distinguished from the country.

Urban Development - In incorporated areas, development that is served by both public water and public sewer services; in unincorporated areas, development that is served by public water and/or public sewer services.

Urbanization - The process of changing from rural to urban in character.

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# APPENDIX "A"
# STANISLAUS COUNTY
# BUFFER AND SETBACK GUIDELINES

# Stanislaus County
# Buffer and Setback Guidelines

## Purpose and Intent:

The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding non-agricultural uses approved in or adjacent to the A-2 (General Agriculture) zoning district.

The intent of these guidelines is to establish standards for the development and maintenance of buffers and setbacks designed to physically and biologically avoid conflicts between agricultural and non-agricultural uses.

## Applicability:

These guidelines shall apply to all new or expanding non-agricultural uses approved by discretionary permit[1] in the A-2 zoning district or on a parcel adjoining the A-2 zoning district. Non-agricultural uses located within a Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for an incorporated city shall be subject to these guidelines if the project site is located within 300 feet of any production agriculture operation, as defined by the Stanislaus County General Plan Agricultural Element, or the outer boundary of the SOI at the time of approval.

Buffer and setback requirements established by these guidelines shall be located on the parcel for which a discretionary permit is sought and shall protect the maximum amount of adjoining farmable land.

## Buffer Design Standards for New Non-Agricultural Uses:

- All projects shall incorporate a minimum 150-foot wide buffer. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300-foot wide buffer. All buffers shall incorporate a solid wall and vegetative screen consistent with the following standards:

  Fencing: A 6-foot high solid wall of uniform construction shall be installed along any portion of a buffer where the project site and the adjoining agricultural operation share a common parcel line.

  Vegetative Screen: *(minimum standards)*
  - Two staggered rows of trees and shrubs characterized by evergreen foliage extending from the base of the plant to the crown. Fast growing plants with a short-life span shall be discouraged.
  - Trees and shrubs should be vigorous, drought tolerant and at least 6-feet in height at the time of installation.
  - Plants shall have 50% to 70% porosity (i.e., approximately 50% to 75% of the plant is air space).
  - Plant height shall vary in order to capture drift within 4-feet of ground application.
  - A mature height of 15-feet or more shall be required for each tree.

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[1]For purposes of these guidelines discretionary permit shall mean any general plan amendment, community plan amendment, rezone, tentative map, parcel map, use permit (excluding single-family dwellings in the A-2 zoning district), or variance processed by the County Planning & Community Development Department.

- To ensure adequate coverage, two staggered rows shall be located 5-feet apart and consist of minimum 5 gallon plants at least 6-feet tall planted 10-feet on center. Alternative spacing between rows may be authorized to accommodate the needs of specific plant species.

- Permitted uses within a buffer area shall include: public roadways, utilities, drainage facilities, landscaping, parking lots and similar low human intensity uses. Walking and bike trails shall be allowed within buffers provided they are designed without rest areas.
  - Landscaping shall be designed to exclude turf areas which could induce activities and add to overall maintenance costs and water usage.

**Buffer and Setback Design Standards for Expanding Non-Agricultural Uses**:

- Where existing development on a project site will allow, accommodation of a buffer as required for new non-agricultural uses shall be provided.

- Where existing development on a project site will not allow a buffer as required for new non-agricultural uses, fencing and vegetative screening as required for new non-agricultural uses shall be provided within the area available.

- A minimum building setback of 150-feet, measured from the property line of any adjoining property located in the A-2 zoning district, shall be required for any addition to an existing building or any new building associated with the expansion of a non-agricultural use.

**Buffer and Setback Maintenance:**

- Projects subject to these guidelines shall be conditioned to require the property owner(s) be responsible for all aspects of on-going maintenance of buffers and setback areas. The property owner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition.

- A landowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems when a project consists of multiple parcels which may be held under separate ownership.

- The property owner, landowners association, or responsible entity shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30-days of weather permitting.

- When buffers are required as part of a specific plan, the County may require dedication of buffer areas and formation of service district to insure long-term up keep and maintenance of the buffer.

**Agricultural Transition:**

- The Board of Supervisors may authorize the abandonment and reuse of buffer areas if agricultural uses on all adjacent parcels within 150-foot radius of the project site have permanently ceased.

## Alternative Buffer and Setback Design Standards:

- Any alternative buffer and setback design standards proposed by a project applicant shall be reviewed and supported by the Stanislaus County Agricultural Advisory Board prior to consideration by the Stanislaus County Planning Department. In no case, shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.

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# APPENDIX "B"
# STANISLAUS COUNTY
# FARMLAND MITIGATION PROGRAM GUIDELINES

# Stanislaus County
# Farmland Mitigation Program Guidelines

## Purpose and Intent:

The purpose of the Farmland Mitigation Program (FMP) is to aid in mitigating the loss of farmland resulting from residential development in the unincorporated areas of Stanislaus County by requiring the permanent protection of farmland based on a 1:1 ratio to the amount of farmland converted. The FMP is designed to utilize agricultural conservation easements granted in perpetuity as a means of minimizing the loss of farmland.

The intent of these guidelines is to establish standards for the acquisition and long-term oversight of agricultural conservation easements purchased in accordance with the FMP.

## Applicability:

These guidelines shall apply to any development project requiring a General Plan or Community Plan amendment from 'Agriculture' to a residential land use designation of the Stanislaus County General Plan. The acreage requiring mitigation shall be equal to the overall size of the legal parcel subject to the land use designation amendment and not the portion of parcel actually being developed.

## Definitions:

Agricultural Mitigation Land:
Agricultural land encumbered by an agricultural conservation easement or other conservation mechanism acceptable to the County. "Agricultural land" is used synonymously with "farmland" in these guidelines.

Agriculture Conservation Easement:
An easement over agricultural land for the purpose of restricting its use to agriculture consistent with these guidelines. The interest granted pursuant to an agricultural conservation easement is an interest in land which is less than fee simple. Agricultural conservation easements acquired in accordance with these guidelines shall be established in perpetuity (or shall be permanently protected from future development via enforceable deed restriction).

Building Envelope:
An area delineated by the agricultural conservation easement within which existing structures may remain or future structures may be permitted to be built.

Development Interest:
The property owner, developer, proponent, and/or sponsor of a discretionary development project subject to these guidelines.

Land Trust:
A nonprofit public benefit 501(c)(3) corporation or other appropriate legal entity operating in Stanislaus County for the purpose of conserving and protecting land in agriculture, and approved for this purpose by the Board of Supervisors. The County may be designated as a Land Trust.

Legal Parcel:
A portion of land separated from another parcel or portion of land in accordance with the Subdivision Map Act. A separate Assessors Parcel Number alone shall not constitute a legal parcel.

**Methods of Mitigation:** Farmland mitigation at a 1:1 ratio shall be satisfied by using one of the following techniques:

1) Where the total land area subject to a General Plan or Community Plan Amendment is less than 20-acres in size, farmland mitigation shall be satisfied by direct acquisition of an agricultural conservation easement or purchase of banked mitigation credits as set forth in these guidelines. Payment of an in-lieu mitigation fee may be authorized by the Board of Supervisors only when the development interest can show a diligent effort to obtain an agricultural conservation easement or banked mitigation credits have been made without success. Facts the Board may consider in making a decision regarding a request for payment of an in-lieu fee include, but are not limited to, a showing of multiple good faith offers to purchase an easement or banked mitigation credits having been declined by the seller(s).

2) Where the total land area subject to the General Plan or Community Plan Amendment is 20-acres or more in size, farmland mitigation shall be satisfied by direct acquisition of a farmland conservation easement as allowed by these guidelines and the Land Trust's program. It shall be the development interests sole responsibility to obtain the required easement.

3) Alternative Farmland Conservation Methods - Alternative methods may be authorized by the Board of Supervisors provided the land will remain in agricultural use consistent with these guidelines. Any request for consideration of an alternative Farmland Conservation Method shall be reviewed by the Planning Commission for consistency with these guidelines prior to a decision by the Board of Supervisors.

- **Direct Acquisition (In-Kind Acquisition):**

  1) The Board of Supervisors shall approve the acquisition of any agricultural conservation easement intended to satisfy the requirements of these guidelines.

  2) The location and characteristics of the agricultural mitigation land shall comply with the provisions of these guidelines.

  3) The development interest shall pay an administrative fee equal to cover the costs of administering, monitoring and enforcing the farmland conservation easement. The fee amount shall be determined by the Land Trust and approved by the Board of Supervisors.

  4) The Planning Commission shall review each agricultural conservation easement for consistency with these guidelines prior to approval by the Board of Supervisors. The Commission shall make a formal recommendation to the Board for consideration.

- **In - Lieu Fees:** The payment of an in-lieu fee shall be subject to the following provisions:

  1) The in-lieu fee shall be determined case-by-case in consultation with the Land Trust approved by the County Board of Supervisors. In no case shall the in-lieu fee be less than 35% of the average per acre price for five (5) comparable land sales in Stanislaus County.

  2) The in-lieu fee shall include the costs of managing the easement, including the cost of administering, monitoring and enforcing the farmland conservation easement, and a five percent (5%) endowment of the cost of the easement, and the payment of the estimated transaction costs associated with acquiring the easement. The costs shall be approved by the Board of Supervisors based on information relating to the costs provided by the Land Trust.

  3) The Planning Commission shall review the final in-lieu fee proposal for consistency with these guidelines prior to approval by the Board of Supervisors. The Commission shall make a formal recommendation to the Board for consideration.

  4) The Board of Supervisors shall approve the final amount and other terms of the in-lieu fee.

  **Use of In-lieu Fees** - In-lieu fees shall be administered by the Land Trust in fulfillment of its programmatic responsibilities. These responsibilities cover, without exception, acquiring interests in land and administering, monitoring and enforcing the agricultural conservation easement or other instrument designed to conserve the agricultural value of the land for farmland mitigation purposes and managing the land trust. The location and characteristics of agricultural mitigation land shall comply with the provisions of these guidelines.

- **Mitigation Credit Banking:** Mitigation credits may be banked and utilized in accordance with the following provisions:

  1) **Purpose** - The purpose of establishing a method of banking mitigation credits is to equalize the imbalance between the acreage size of farmland suitable, and available, for purchase of farmland conservation easements and the amount of acreage required to meet a 1:1 ratio.

  2) **Process** - Any project requiring the acquisition of an agricultural conservation easement in accordance with these guidelines may be approved by the Board of Supervisors to bank mitigation credits on the acreage in excess of the 1:1: ratio required for mitigation of the original project. The mitigation credits shall be held by the individual/entity purchasing the agricultural conservation easement.

  3) **Credit Value** - Each acre in excess of the required 1:1 ratio for mitigation may be utilized at a 1:1 ratio to satisfy the mitigation requirements of another development.

  4) **Negotiations** - Negotiations to purchase mitigation credits shall not involve the County and shall be subject to free market values. The County shall make available a contact list of individuals/entities with banked credits on record. The sale of banked credits shall not alter the terms of the original farmland conservation easement which generated the credits.

5) **Authorization** - The Board of Supervisors shall accept purchased credits upon receipt of a sales agreement.

6) **Records** - The County shall maintain a record of banked credits and purchased credits to insure the Farmland Mitigation Program is maintained whole.

## Agricultural Mitigation Lands - Locations and characteristics:

1) **Location** - Agricultural mitigation land shall be: A) located in Stanislaus County; B) designated Agriculture by the Land Use Element of the Stanislaus County General Plan; C) zoned A-2 (General Agriculture); and D) located outside a Local Agency Formation Commission (LAFCO) adopted Sphere of Influence of a city.

2) **Allowable Uses** - Agricultural Mitigation land shall be in conformance with the A-2 zoning district. Any legal nonconforming use of the property shall be abandoned prior to execution of the agricultural conservation easement and shall not be allowed to reestablish except as authorized within a building envelope. The type of agricultural related activity allowed on mitigation land shall be specified as part of the agricultural conservation easement and shall not be less restrictive then the A-2 zoning district.

3) **Parcel Size** - Agricultural mitigation land shall consist of legal parcel(s) of twenty (20) net acres or more in size. Parcels less than twenty (20) net acres in size shall only be considered if merged to meet the minimum size requirement prior to execution of the farmland conservation easement. Any building envelope allowed by the Land Trust shall not be counted towards the required parcel size.

4) **Soil Quality** - The agricultural mitigation land shall be of equal or better soil quality than the agricultural land whose use is being changed to nonagricultural uses. Priority shall be given to lands designated as 'prime farmland', 'farmland of statewide importance' and 'unique farmland' by the California Department of Conservation's Farmland Mapping and Monitoring Program.

5) **Water Supply** - The agricultural mitigation land shall have an adequate water supply to support the agricultural use of the land. The water rights on the agricultural mitigation land shall be protected in the farmland conservation easement.

6) **Previous Encumbrances** - Land already effectively encumbered by a conservation easement of any nature is not eligible to qualify as agricultural mitigation land.

## Final Approval:

Final approval of any project subject to these guidelines shall be contingent upon the execution of any necessary legal instrument and/or payment of fees as specified by these guidelines. Final approval shall be obtained prior to any of the following: 1) the issuance of any building, grading or encroachment permit(s) required for development, 2) recording of any parcel or final subdivision map, or 3) operation of the approved use.

## Legal Instruments for Encumbering Agricultural Mitigation Land:

**Requirement** - To qualify as an instrument encumbering the land for agricultural mitigation: 1) all owners of the agricultural mitigation land shall execute the instrument; 2) the instrument shall be in recordable form and contain an accurate legal description of the agricultural mitigation land; 3) the instrument shall prohibit any activity which impairs or diminishes the agricultural productivity of the agricultural mitigation land; 4) the instrument shall protect the existing water rights and retain them with the agricultural mitigation land; 5) the interest in the agricultural mitigation land shall be held in trust by the Land Trust and/or the County in perpetuity; 6) the Land Trust or County shall not sell, lease, or convey any interest in the agricultural mitigation land except for fully compatible agricultural uses; and 7) if the Land Trust ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall pass to the County to be retained until a qualified entity to serve as the Land Trust is located.

## Monitoring, Enforcing, and Reporting:

1) **Monitoring and Enforcing** - The Land Trust shall monitor all lands and easements acquired in accordance with these guidelines and shall review and monitor the implementation of all management and maintenance plans for these lands and easement areas. It shall also enforce compliance with the terms of the conservation easement or agricultural mitigation instruments.

2) **Reporting by the Land Trust** - Annually, beginning one year after the adoption of this chapter, the Land Trust shall provide to the County Planning Director an annual report delineating the activities undertaken pursuant to the requirements of these guidelines and assessment of these activities. The report(s) shall describe the status of all lands and easements acquired in accordance with these guidelines, including a summary of all enforcement actions.

## Stacking of Conservation Easements:

Stacking of easements for both habitat conservation easements on top of an existing agricultural easement granted in accordance with these guidelines may be allowed if approved by the Board of Supervisors provided the habitat needs of the species addressed by the conservation easement shall not restrict the active agricultural use of the land.

- The Commission, with input from the County Agricultural Advisory Board, shall review all stacking proposals to insure the stacking will not be incompatible with the maintenance and preservation of economically sound and viable agricultural activities and operations. The recommendation of the Commission shall be considered by the Board of Supervisors.

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# GLOSSARY

**Aquifer -**
Any underground formation that stores, transmits, and yields water to wells and springs.

**City limits -**
The incorporated extent of a municipality indicated by a definite boundary.

**Conservation -**
The management of natural resources to prevent waste, destruction, or neglect.

**Endemic plants -**
Plants that are restricted to a particular locality or habitat.

**Erosion -**
The process by which soil and rock are detached and moved by running water, wind and gravity.

**Fault -**
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

**Fault, active -**
A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

**Fault, inactive -**
A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

**Fault, potentially active -**
(1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

**Fauna -**
Animals or animal life characteristic of a particular locality.

**Flood Plain -**
A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

**Flora -**
The plant life of an area or habitat; the plants or plant life characteristic of or adaptive to a particular area.

**Habitat -**
The natural environment of a plant or animal.

**Hazardous materials -**
An injurious substance, including pesticides, herbicides, toxic chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

**Historic resources -**
Includes, but is not limited to any object, building, structure, site, area or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. (Public Resources Code Section 5020.1)

**Infrastructure -**
The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

**Less Productive Agricultural Areas -**
Agricultural lands outside LAFCO-approved spheres of influence and not considered to be "Most Productive Agricultural Areas."

**Minerals -**
Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal, and peat.

**Most Productive Agricultural Areas -**
Agricultural areas that should be preserved for long-term agricultural use. Until identified on a countywide basis, "Most Productive Agricultural Areas" will be identified on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availabiity of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. As an example, some grazing lands, dairy regions and poultry-producing areas as well as farmlands can be considered "Most Productive Agricultural Areas." Failure to farm specific parcels will not eliminate them from being considered "Most Productive Agricultural Areas." Areas considered to be "Most Productive Agricultural Areas" will not include any land within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities. Agricultural lands outside these boundaries and not considered to be "Most Productive Agricultural Areas" will be considered "Less Productive Agricultural Areas." (See Policies 2.4 and 2.5, Implementation Measure B of the Agricultural Element.)

**Natural community -**
All contiguous habitat as defined by physical and biological features.

**Natural resource -**
Those forms of wealth supplied by nature, such as minerals, water, plants, animals, soils, forests, etc.

**Non-renewable natural resources -**
Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals and fossil fuels).

**Open-space land -**
Any parcel or area of land or water which is essentially unimproved and devoted to open-space uses, which include the preservation of natural resources (plant and animal life and habitats; agricultural land, forests, and rangeland; groundwater basins; water bodies; and recreational areas) and areas susceptible to hazards including fire, flooding, earthquakes, landslides and poor-quality water. (Defined by Government Code Section 65560.)

**Prime agricultural land -**
(1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications;
(2) land which qualifies for rating 80 through 100 in the Storie Index Rating;
(3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U. S. Department of Agriculture;
(4) land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than 5 years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre; and
(5) land which has returned from the production of unprocessed agricultural plan products an annual gross value of not less than $200 per acre for three of the previous 5 years. (Government Code Section 51201c)

**Recreational trails -**
Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country hiking trails.

**Redevelopment -**
The renovation, revival, or rebuilding of a blighted urban area as authorized under Section 33000 et. seq. of the California Health and Safety Code.

**Renewable natural resources -**
Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).

**Riparian habitat -**
The land and plants bordering a watercourse or lake.

**Seiche -**
An earthquake-induced wave in a lake, reservoir, or harbor.

**Sphere of Influence -**
A plan for the probable ultimate physical boundaries and service area of a local agency. (Government Code Section 55425)

**Storie Index -**
A numerical system (0-100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors, including soil profile, surface texture, slope and soil limitations.

**Subsidence -**
The gradual, local settling or sinking of the earth's surface with little or not horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

**Surface rupture -**
A break in the ground's surface and associated deformation resulting from the movement of a fault.

**Unincorporated Community -**
A recognized center of population not governed from within.

**Urban transition -**
Certain undeveloped land located within the sphere of influence of a city or town.

**Vernal pool -**
An intermittent body of water formed when rainfall cannot seep into the soil. The pool can last from several days to several months.

**Watershed -**
The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

**Williamson Act (The California Land Conservation Act of 1965) -**
A tax relief measure intended to conserve open space and agricultural land by providing landowners with property tax relief. Involves a voluntary contract between landowners and local governments in which the landowner agrees to restrict use of the property to agriculture, open space, or related uses and, in return, the local government agrees to base property tax assessments on the restricted uses of the land, rather than its fair market value.

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